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(Requestor's Name)

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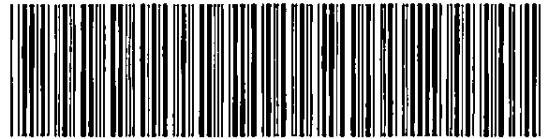
(Business Entity Name)

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2024 MAR 14 PM 4:22

SECRETARY OF STATE
TALLAHASSEE, FL

MAR 18 2024

D CUSHING

MS

N.BITTON@OUTLOOK.COM

+1 (323) 736-7420



December 21st, 2023

Florida Department of State
The Centre of Tallahassee
Attn: Division of Corporations
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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2024 MAR 14 PM 4:22
SECRETARY OF STATE
TALLAHASSEE, FL

RE: Palm Housing Foundation, Inc: Submission of amended Articles of Incorporation

To Whom it may concern:

Enclosed in this envelope, please find the amended Articles of Incorporation for **Palm Housing Foundation, Inc** along with a check in the amount of \$35.00 to cover the filing fee for this amendment.

The enclosed documents represent the necessary changes that have been made to our corporation's founding document.

Please process the amendment at your earliest convenience. Should there be any issues or additional information required, please do not hesitate to contact me at +1 (323) 736 7420.

Thank you for your attention to this matter.

Respectfully submitted,

BITTON, Nel

EXPEDITE REQUEST: PALM HOUSING FOUNDATION, INC



Tuesday, February 19th, 2024

FLORIDA DEPARTMENT OF STATE
ATTN: CLARETHA GOLDEN
DIVISION OF CORPORATIONS
P.O BOX 6327
TALLAHASSEE, FLORIDA 32314

Subject: Submission of Articles of Incorporation and Complementary Check. Request for Expedited Processing.

Madam,

Pursuant to our communication, we hereby submit the Articles of Incorporation, enclosed with this letter, for your review and records. We trust that this document fulfills the requisite criteria and serves the purpose of your request.

Furthermore, in accordance with your instructions, we have also enclosed a check, numbered 3318, in the amount of \$43.75. This amount complements the previously cashed check and is intended to cover the associated fees to purchase the certificate of status, as per the state regulations. Please find the said check attached herein for your processing.

We kindly request that you expedite the processing of our submission for the following reasons: Our organization is currently engaged in critical activities to advance affordable housing solutions, which include the strategic development of real estate projects aimed at increasing the availability of affordable homes for underserved populations. Our ability to effectively carry out these activities is contingent upon proper corporation filing, as several of our ongoing and future applications with the Florida Housing Finance Corporation (FHFC), are pending this corporation proper filing.

We recognize the significant nature of requests for expedited processing and assure you that this is necessary to continue our mission-critical work without delay. We appreciate your attention to this matter and are available to provide any further information required.

Sincerely,

NEL BITTON

+1 (561) 377 2824

President & Director

9117 Emerson Avenue,

Surfside, FL 33154



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 5, 2024

NEL BITTON
9117 EMERSON AVENUE
SURFSIDE, FL 33154

SUBJECT: PALM HOUSING FOUNDATION, INC.
Ref. Number: W24000019232

We have received your document for PALM HOUSING FOUNDATION, INC. and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

There is a balance due of \$35.00.

The document is illegible and not acceptable for imaging.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Diane Cushing
Operations Manager A

Letter Number: 824A00002493



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SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION

Pursuant to the provision of Chapter 617 of the Florida Statutes, known as the Florida Not For Profit Corporation Act, the undersigned incorporators hereby adopt the following Articles of Incorporation

ARTICLE I

The name of this corporation is Palm Housing Foundation, Inc

ARTICLE II

The street address and mailing address of the initial principal office of the Corporation in the state of Florida is 9117 Emerson Avenue, Surfside, Florida 33154.

ARTICLE III

- (a) The specific Purposes for which the Corporation is formed are as follows:
- (i) To receive and maintain a fund or funds of cash and real and/or personal property and apply the whole or any part of the income and/or principal thereof exclusively for charitable and/or educational purposes by such agencies and means as may from time to time be deemed appropriate therefor in pursuant of such purposes;
 - (ii) To engage in real estate development with a dedicated focus on fostering affordable housing.
 - (iii) To provide education, foster research, and contribute to societal advancement.
 - (iv) To conduct any and all lawful activities which may be necessary, useful or desirable for the furtherance, accomplishment and attainment of the foregoing purposes; and
 - (v) To exercise such other powers as now are, or hereafter may be, conferred by law upon a corporation organized for the purposes hereinabove set forth or necessary or incidental to the powers so conferred, or conducive to the furtherance thereof.
- (b) Notwithstanding any other provisions of these Articles of Incorporation, the Corporation is organized exclusively for the following purpose: charitable, education, literary as specified in Section 501 (c) (3) of the Internal Revenue Code, as amended (the "Code"), and shall only carry on activities permitted to be carried on or by a corporation exempt from federal income tax under Section 501 (c) (3) of the Code.
- (c) The Corporation shall be empowered to engage in the solicitation of financial contributions from different sources included but not limited to the general public, private entities, governmental agencies, foundations, corporations, and any other potential donors or funding bodies, in support of the Purposes, the corporation objectives and operation.
- (d) The Corporation is not formed for pecuniary profit or financial gain and no part of its assets, income or profit shall be distributed to or shall inure to the benefit of any private individual. Reasonable



compensation, however, may be paid for services rendered to or for the Corporation in furtherance of one or more of its permitted purposes. No part of the net earnings of the Corporation shall inure to the benefit of any member, trustee, director or officer of the Corporation or to any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation) and no member, trustee, officer or director of the Corporation nor any private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the Corporation.

- (c) No substantial part of the activities of the Corporation shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation, except to the extent authorized by Section 501 (b) of the Code, or the corresponding provisions of any subsequent federal tax laws, during any fiscal year or years in which the Corporation has chosen to utilize the benefits authorized by that statutory provision. The Corporation shall not participate or intervene in any political campaign on behalf of (or in opposition to) any candidate for public office, including by publishing or distributing statements.

This corporation is organized and operated exclusively for charitable and/or educational and/or literary purposes within the meaning of 501 (c) (3) of the Internal Revenue Code.

ARTICLE IV

The number of initial directors of this corporation is three and the names and addresses of the initial directors are as follows:

President & Director
Nel Biton
9117 Emerson Avenue,
Surfside, Florida 33154

Vice President & Director
Prosper Biton
9117 Emerson Avenue,
Surfside, Florida 33154

Treasurer & Director
Valentina Diaz,
9117 Emerson Avenue,
Surfside, Florida 33154

ARTICLE V

The name and street address of the initial registered agent of the Corporation are: Nel Biton, 9117 Emerson Avenue, Surfside, Florida 33154.

ARTICLE VI

The classes, rights, privileges, qualifications, and obligations of members of this corporation are as follows:
As stated in the bylaws of this corporation.

ARTICLE VII



Additional provisions: The real estate asset(s) of this corporation is irrevocably dedicated to charitable and/or educational and/or literary purposes. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation, or corporation that is organized and operated exclusively for charitable and/or educational and/or literary purposes and that has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

No part of the net earnings of this corporation shall inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these articles.

Notwithstanding any other provision of these articles, this corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

ARTICLE VIII

The name and street address of the sole incorporator of the Corporation is:

Nel Bitton
9117 Emerson Avenue,
Surfside, Florida 33154

The undersigned Sole Incorporator has executed these Articles of Incorporation on this 6th day of December 2023

The undersigned Sole Incorporator hereby declare under penalty of perjury that the statements made in the foregoing Articles of Incorporation are true.

Dated: December 6th, 2023

Name: Nel Bitton.
Sole Incorporator

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in these Articles of Incorporation, I, Nel Bitton, hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent of said corporation.

Dated: December 6th, 2023

Name: Nel Bitton.
Registered Agent.