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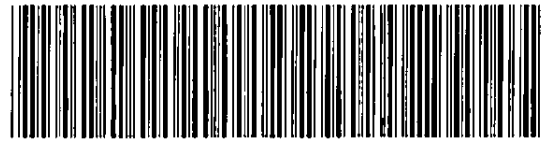
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COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: JCS CARES HOUSING, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: M. Kristina Raattama

Name (Printed or typed)

3350 Virginia Street, Suite 218

Address

Miami, Florida 33133

City, State & Zip

305-742-8507

Daytime Telephone number

kristina@mkconsulting.law

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

OF

JCS CARES HOUSING, INC.

(a Florida not-for-profit corporation)

ARTICLE I

Name

The name of the "Corporation" shall be:

JCS Cares Housing, Inc.

ARTICLE II

Duration

The Corporation shall have perpetual existence.

ARTICLE III

Purpose

The corporation is organized as a not-for-profit corporation under the provisions of the Florida Not For Profit Corporation Act, and is authorized to engage in any lawful act or activity for which a corporation organized under the Florida Not For Profit Corporation Act may engage.

The purposes for which the Corporation is organized is exclusively for charitable, religious, educational, and scientific purposes under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code. Without in any way limiting the foregoing general purposes, the specific purposes for which this Corporation has been formed is to offer relief to the poor and distressed, to develop and manage decent housing that is affordable to low-income and moderate-income persons, including workforce housing, in Miami-Dade County, Florida for eligible residents of Miami-Dade County, Florida, and to provide supportive social services to the residents of such housing project.

ARTICLE IV

Parent and Reserved Powers

Jewish Community Services of South Florida, Inc., a Florida not for profit corporation, is the "Parent" organization of the Corporation.

The following powers are specifically reserved to the Parent and any provision in these Articles or the Bylaws of the Corporation that are in conflict shall be superseded:

1. The Articles of Incorporation and/or the Bylaws shall not be altered, revised, or amended without the express written approval of the Parent.
2. The Corporation shall not be merged, consolidated, or dissolved without the express written approval of the Parent.
3. The Parent shall approve the appointment and removal of all Directors.

ARTICLE V
Board of Directors

The governing body of this Corporation shall be the Board of Directors. The number of Directors shall be fixed in the Bylaws of the Corporation. Subject to Article IV, Directors shall be appointed or elected as provided in the Bylaws of the Corporation and shall serve such terms as provided in the Bylaws of the Corporation.

ARTICLE VI
Amendment to Articles of Incorporation and Bylaws

Subject to Article IV, these Articles of Incorporation and the Bylaws may be amended, altered or rescinded by a majority vote of the members of the Board of Directors voting at a regular meeting of the Board of Directors or a special meeting of the Board of Directors called for that purpose.

ARTICLE VII
Principal Office

The address of the principal office and mailing address of the corporation shall be 12000 Biscayne Blvd, Suite 303, Miami, FL 33181.

ARTICLE VIII
Registered Office and Registered Agent

The street address of the corporation's initial registered office is 12000 Biscayne Blvd, Suite 303, Miami, FL 33181, and the name of its initial registered agent at such office is Miriam Singer.

ARTICLE IX
Incorporator

The name and address of the Incorporator to these Articles of Incorporation is:

M. Kristina Raattama
3350 Virginia Street Suite 218
Miami, Florida 33133

ARTICLE XI
Charitable Organization Provisions

Notwithstanding any powers granted to the corporation by its Articles of Incorporation, Bylaws or by the laws of the State of Florida, the following limitations of power shall apply:

- a) The Corporation is organized exclusively for charitable, religious, educational and scientific purposes, including for such purposes as the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code ("Code").
- b) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized

and empowered to pay reasonable compensation for the services rendered and to make payments and distributions in furtherance of its purposes. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office. Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not carry on any other activities not permitted to be carried on (i) by an organization exempt from federal income tax under Code Section 501(c)(3) (or the corresponding provision of any future United States Internal Revenue Law); or (ii) by an organization the contributions to which are deductible under Code Section 170(c)(2) (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE XII Dissolution

Upon dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Code Section 501(c)(3), or shall be distributed to the federal government, or a state or local government, for public purpose. At the time of dissolution of the Corporation, the Corporation's assets shall be distributed in the following order:

1. All of the assets to the Jewish Community Services of South Florida, Inc., if such entity is a not for profit tax exempt organization upon the Corporation's dissolution;
2. To a successor entity of the Jewish Community Services of South Florida, Inc. if such entity is a not for profit tax exempt organization upon the Corporation's dissolution; or
3. For such exempt purposes or to such organization or organizations as a court having jurisdiction over the Corporation so decides.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation as of this 3/29/2024 day of 3/29/2024, 2024.

DocuSigned by:
By M. Kristina Raattama
Kristina Raattama, Incorporator

CERTIFICATE OF
ACCEPTANCE BY REGISTERED AGENT

Pursuant to the provisions of Section 617.0501 of the Florida Business Corporation Act, the undersigned submits the following statement in accepting the designation as registered agent and registered office of JCS CARES HOUSING, INC., a Florida not-for-profit corporation (the "corporation"), in the corporation's articles of incorporation:

Having been named as registered agent and to accept service of process for the corporation at the registered office designated in the corporation's articles of incorporation, the undersigned accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the undersigned is familiar with and accepts the obligations of its position as registered agent.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 28th day of March, 2024.



Miriam Singer, Registered Agent

2024.03.28 10:00:00