

N930005420

Florida Department of State  
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COR AMND/RESTATE/CORRECT OR O/D RESIGN  
AFFORDABLE HOUSING INSTITUTE, INC.

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| Certificate of Status | 0       |
| Certified Copy        | 1       |
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RECEIVED  
18 JUN 19 AM 10:26  
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TALLAHASSEE, FLORIDA

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18 JUN 18 AM 9:01  
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TALLAHASSEE, FLORIDA

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JUN 20 2018  
S. YOUNG



June 19, 2018

FLORIDA DEPARTMENT OF STATE

Division of Corporations  
AFFORDABLE HOUSING INSTITUTE, INC.  
2121 CAMDEN ROAD  
SUITE B  
ORLANDO, FL 32803

SUBJECT: AFFORDABLE HOUSING INSTITUTE, INC.  
REF: N93000005420

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Shelia H Young  
Regulatory Specialist II

FAX Aud. #: H18000181218  
Letter Number: 518A00012686

*Attached is the corrected document. Please honor the original date of submission as the effective filing date. Thank you.*

AMENDED AND RESTATED  
ARTICLES OF INCORPORATION

OF

AFFORDABLE HOUSING INSTITUTE, INC.  
(a Florida Not-For-Profit Corporation)

Pursuant to the provisions of Section 617.1007 of the Florida Not for Profit Corporation Act, the undersigned does hereby execute and submit for filing with the Florida Department of State these Amended and Restated Articles of Incorporation as follows:

18 JUN 18 AM 9:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

ARTICLE I

NAME

The name of this corporation is Affordable Housing Institute, Inc. (the "Corporation").

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the principal office and the mailing address of the Corporation is 2121 Camden Road, Suite B, Orlando, FL 32803.

ARTICLE III

PURPOSE

The Corporation is not formed for pecuniary profit or financial gain. The Corporation shall be a not for profit corporation under the Florida Not for Profit Corporation Act and is irrevocably dedicated to and operated exclusively for non-profit purposes. The purposes for which the Corporation is organized are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto) including but not limited to, the fostering of low income housing to low and moderate income families. The Corporation, in connection with furthering its purposes, shall be permitted to engage (either directly or through ownership of interests) in the acquisition, construction, management, and leasing of the apartments in such buildings to tenants who qualify consistent with, and recognized as charitable by, the Internal Revenue Service in Revenue Procedure 96-32. Consistent with the foregoing, the Corporation shall additionally be permitted to develop, acquire, construct, manage, operate, lease and sell mobile homes, modular housing, manufactured housing and/or mobile home parks. Furthermore, this corporation may engage only in activities permitted under the laws of the State of Florida and the United States of America as shall constitute activities in furtherance of such exempt purposes. In furtherance of

its exempt purposes, the corporation may promote, establish, conduct and maintain activities on its own behalf and it may contribute to or otherwise assist other corporations, organizations and institutions carrying on exempt activities.

#### ARTICLE IV

##### POWERS

The corporation hereby incorporates by reference any and all corporate powers given to corporations not for profit by virtue of Section 617.0302 of the Florida Statutes. The corporation's activities are limited by any and all restrictions that are required to obtain tax exempt status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto). No substantial part of the assets or the net earnings of the Corporation shall inure to the benefit of, nor be distributed to, any officer or director of the Corporation, or to any other private person, in such a fashion as to constitute an application of funds not within the purpose of a charitable organizations described in Code Section 501(c)(3). However, reimbursement for expenditures or the payment of reasonable compensation for services rendered to the Corporation shall not be deemed to be a distribution of earnings or assets.

#### ARTICLE V

##### NO MEMBERS

The Corporation will not have members.

#### ARTICLE VI

##### INCORPORATOR

The name and address of the person signing these Articles of Incorporation are as follows:

Bryan C. Hartnett  
2121 Camden Road, Suite B  
Orlando, FL 32803

#### ARTICLE VII

##### BOARD OF DIRECTORS; OFFICERS

The business affairs of the Corporation shall be managed and all the corporate powers thereof shall be vested in and exercised by a Board of Directors. The initial Board of Directors shall consist of four (4) persons. The Board of Directors shall be appointed as provided in the bylaws of the Corporation, which the Board of Directors shall adopt. Following are names and

addresses of the persons who are currently serving as the members of the Board of Directors of the Corporation until their successors are duly elected:

Bryan C. Hartnett  
2121 Camden Road, Suite B  
Orlando, FL 32803

Robert C. Hartnett  
2121 Camden Road, Suite B  
Orlando, FL 32803

Jill C. Hartnett  
2121 Camden Road, Suite B  
Orlando, FL 32803

Elizabeth R. Hartnett  
2121 Camden Road, Suite B  
Orlando, FL 32803

Section 1. The number of directors that constitutes the Board of Directors may be increased or decreased as provided in the Bylaws of the Corporation; provided, however, in no event shall the number of directors be less than three (3).

Section 2. The officers of the Corporation will be the President, Vice President, Secretary and Treasurer and, who shall be elected by the Board of Directors and who shall serve until their successor are duly qualified and elected as provided in the Corporation's Bylaws.

#### ARTICLE VIII

#### AMENDMENT

These Articles of Incorporation may be amended as provided in the Corporation's Bylaws.

#### ARTICLE IX

#### DISSOLUTION

In the event of the complete or partial liquidation or dissolution of the Corporation, whether voluntary or involuntary, the balance of all money and other property received by the Corporation from any source, after the payment of all debts and obligations of the Corporation, shall be used or distributed as provided by law to one more or charitable organizations described in Code Section 501(c)(3), as selected by the Board of Directors.

**ARTICLE X**


**REGISTERED OFFICE**

The name and address of the initial registered office and the initial registered agent of the Corporation are:

Robert C. Hartnett  
2121 Camden Road, Suite B  
Orlando, FL 32803

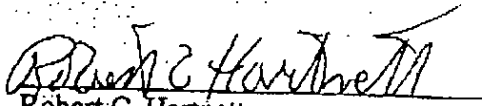
These Amended and Restated Articles of Incorporation were approved and adopted by the Board of Directors of the Corporation and there are no members entitled to vote for approval.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 31 day of May 2018.

  
Bryan C. Hartnett, Incorporator

**REGISTERED AGENT ACKNOWLEDGMENT**

Having been named as registered agent and to accept service of process for the above stated Florida not for profit corporation at the place designated in this certificate, I 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 obligations of my position as registered agent as provided for in Chapter 607, Florida Statutes.

  
Robert C. Hartnett,  
Registered Agent