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NAME: JACKSON PLAZA RESIDENT'S ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF
JACKSON PLAZA RESIDENT'S ASSOCIATION, INC.
(A Corporation Not for Profit)

We the undersigned, with other persons being desirous of forming a corporation for charitable and philanthropic purposes, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I
Name

The name of this corporation is JACKSON PLAZA RESIDENT'S ASSOCIATION, INC., a non-profit corporation.

ARTICLE II
Purposes

To provide it's members with an empowerment process that enables them to improve the quality of life in Jackson Plaza Apartments, located at 2250 Edison Ave., Ft. Myers, Florida.

To foster interest in and enable achievement of homeownership by residents of Jackson Plaza.

The corporation is organized exclusively for charitable, education, and scientific purposes including, for such purposes, the making of distributions to organizations that qualify as exempt

Prepared by: James E. Kane, Esq.
Florida Bar No.: 779113
1715 Monroe Street
Fort Myers, FL 33901
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organizations under Section 501 (c) (3) of the Internal Revenue Code (or the corresponding provision of any future federal tax code).

Notwithstanding any other provisions herein, the corporation shall not carry on any activities not permitted to be carried on:

(a) By an organization exempt from federal income tax under Section 501 (a) of the Internal Revenue Code of 1986 as an organization described in Section 501 (c) (3) of such Code, or

(b) By an organization, contributions to which are deductible under Sections 170 (c) (2), 2055 (a) (2), or 2522 (a) (2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

ARTICLE III Members

The members of the corporation shall be limited to the registered residents that reside and are domiciled within Jackson Plaza. Voting shall be limited to registered residents of the developments. There shall also be a non-voting associate member category. Associate membership shall be limited to registered individuals, partnerships, associations, corporations, and other similar entities who are interested in obtaining and/or promoting homeownership amongst the residents of Jackson Plaza. The Board shall accept and approve at its regular scheduled meetings registration applications from all qualified parties.

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ARTICLE IV
Term of Existence

This corporation is to exist perpetually unless dissolved according to Florida Law.

ARTICLE V
Subscribers

The names and residences of the subscribers to these Articles are:

Debra Burgess	2250 Edison Ave., A127 Ft. Myers, Florida 33901
David Ellison	2424 Jackson St., C105 Ft. Myers, Florida 33901
Gloria Jiles	2424 Jackson St., C111 Ft. Myers, Florida 33901
Larry Sutton	2424 Jackson St., C214 Ft. Myers, Florida 33901

ARTICLE VI
Officers

Section 1. The officers of the corporation shall be a President, a Vice-President, a Treasurer, a Secretary, and such other officers as may be provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

OFFICE

President
Vice-President
Treasurer
Secretary

NAME

Debra Burgess
Gloria Jiles
Larry Sutton
David Ellison

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Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the Bylaws.

ARTICLE VII
Board of Directors

Section 1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have five directors initially, who shall be elected annually. The number of directors may be increased from time to time, by the Bylaws, but shall never be less than three.

Section 2. The Board of Directors shall be voting members of the corporation.

Section 3. Members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

Section 4. The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the corporation, are:

Debra Burgess	2250 Edison Ave., A127 Ft. Myers, Florida 33901
David Ellison	2424 Jackson St., C105 Ft. Myers, Florida 33901
Gloria Jiles	2424 Jackson St., C111 Ft. Myers, Florida 33901
Larry Sutton	2424 Jackson St., C214 Ft. Myers, Florida 33901

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ARTICLE VIII
Bylaws

Section 1. The Board of Directors of this corporation may provide such Bylaws for the conduct of the corporation's business and the carrying out of the corporation's purposes as they may deem necessary from time to time.

Section 2. Upon proper notice, the Bylaws may be amended, altered or rescinded by a vote of two-thirds (2/3) of the members present at any regular meeting or any special meeting called for that purpose.

ARTICLE IX
Amendments

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by a two-thirds (2/3) vote of those present.

Section 2. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the Bylaws, of intention to submit such amendments.

ARTICLE X
Location

The location of this corporation shall be at 2250 Edison Avenue, in the City of Fort Myers, County of Lee, State of Florida.

ARTICLE XI
Dissolution or Final Liquidation

Upon dissolution, or final liquidation of the corporation, all

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of the beneficial interest in any property, be it real, and/or personal and all assets of the corporation will be distributed and conveyed to the City of Fort Myers, a Municipal Corporation of the State of Florida, for exclusive public purposes or in the event that the City of Fort Myers is unable to accept the assets of the Corporation, the said assets shall be distributed to other 501 (c) (3) organizations which themselves are exempt organizations under the Internal Revenue Code of 1986 or corresponding sections of any future Internal Revenue Code.

ARTICLE XII
Powers

In order to promote the purposes of this corporation, it may acquire property by grant, gift, purchase, devise or bequest, and hold, operate, maintain and dispose of such property, enter into contracts, and other lawful purposes and acts as the corporation shall require for the benefit of the members and not for pecuniary profit.

ARTICLE XIII
Meetings

Section 1. The annual meeting for the elections of members of the Board of Directors shall be held as may be provided in the Bylaws.

Section 2. The corporation may provide in its Bylaws for the holding of additional regular meetings and any special meetings, and shall provide notice of all such meetings.

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ARTICLE XVI
Registered Agent

This street address of the initial registered office of this corporation is 2424 Jackson Street, Apartment C214, Port Myers, Florida 33901. Registered agent of this corporation at that address is Larry Sutton.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals this 3rd day of July, 1995, for the purpose of forming this corporation not for profit under laws of the State of Florida.

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
WITNESS

[Signature]
Debra Burgess

[Signature]
David Ellison

[Signature]
Gloria Jiles

[Signature]
Larry Sutton

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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CERTIFICATION OF ACCEPTANCE AS REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated: 6-29-95

Larry Sutton
LARRY SUTTON, Registered Agent

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