

## TRANSMITTAL LETTER

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(Proposed corporate name - must include suffix)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
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**NOTE: Please provide the original and one copy of the articles.**

# ARTICLES OF INCORPORATION

FILED  
95 DEC 29 PM 12:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, adopt(s) the following Articles of Incorporation:*

## ARTICLE I

### Name

The name of the corporation shall be:

PALATKA RESIDENT MANAGEMENT CORPORATION

## ARTICLE II

### Principal place of business and mailing address

The principal place of business and the mailing address of this corporation shall be:

1000 North 19th St.  
Palatka, Fl. 32177

## ARTICLE III

### Purpose(s)

The specific purpose(s) for which the corporation is organized is (are):  
MANAGEMENT OF FUTURE HOMEOWNERS WITH EMPHASIS ON PUBLIC AND  
FARM HOUSING TENANTS. TO EXPAND OPPORTUNITIES AVAILABLE TO SAID RESIDENTS  
TO OBTAIN DECENT AFFORDABLE HOUSING AND TO IMPROVE THE QUALITY OF LIFE  
THROUGH ECONOMIC DEVELOPMENT, TRANSPORTATION, EDUCATION PROGRAMS, AND OTHER  
SERVICES CONSISTENT WITH BASIC HUMAN NEEDS ESPECIALLY FOR LOW & MEDIAN  
INCOME PERSONS. TO SOLICIT, HOLD, AND ADMINISTER FUNDS FOR THE BENEFIT  
OF THE COMMUNITY.

## ARTICLE IV

### Manner of election of directors

The manner in which the directors are elected or appointed is as follows:

SEE ATTACHED

Filing Fee: \$70.00

ARTICLE IV  
BOARD OF DIRECTORS

Section 1: Powers

The activities, affairs and property of the Corporation shall be managed, directed and controlled, and its powers exercised by, and vested in, the Board of Directors.

Section 2: Member, Election, Term

The Board of Directors shall consist of (3) or more persons who are elected at an annual meeting of the members. Directors shall serve a term of 2 years. Each director, including a director elected to fill a vacancy, shall hold office until the expiration of the term for which elected and until a successor has been elected and qualified.

Section 3: Vote at Election of Directors

At each meeting of the members of the Corporation for the election of directors, each member of the Corporation shall have the right to vote for as many nominees as there are vacancies on the Board of directors. NO BOARD MEMBER HAS RIGHT TO VOTE AT ELECTIONS OF BOARD OF DIRECTORS.

Section 4: Resignation

Any director may resign at any time by delivering a written resignation to the Chairman of the Board or the Secretary of the Corporation.

Section 5: Vacancies

Whenever the number of directors shall for any reason be less than the authorized number, the vacancy may be filled by a majority of the remaining directors, though less than a quorum, or by a sole remaining director, and each such director so appointed or designated shall hold office for the remainder of the term of the directorship so vacated.

Section 6: Voting

At all meetings of the Board of Directors, except as otherwise expressly required by these Bylaws, all matters shall be decided by the vote of a majority of the directors present at the meeting.

Section 6(a): Removal of Board Members and officers

In order to remove a board member or officer before their term has expired, there must be a majority vote by the total remaining members to remove such. If there are no members that are current, the remaining board members have the power to remove such.

Section 7: Notice of Meeting

Notice of all meetings of directors, except as herein otherwise provided, shall be given by mailing the same at least five days before the meeting to the usual business or residence address of the directors but such notice may be waived by the directors. Each such notice state the general to be transacted, the day, time, and place of such meeting, and, in the case of special meetings, by whose request it was called. Regular meetings of the Board of Directors may be held without notice at such time and place as shall be determined by the Board. Any business may be transacted at any regularly called meeting of the directors.

Section 8: Special Meetings

Special meetings of the Board of Directors may be called by Chairperson or Vice Chairperson and must be called by either of them on the written request of any three directors or a petition signed by 25% of the members of the Corporation.

Section 9: Quorum

At all meetings of the Board of Directors a majority of the directors shall be necessary and sufficient to constitute a quorum for the transaction of business, consent from the majority of the Board of Directors is required in the form of a written, or other communication deemed acceptable by the Board of Directors. The business transacted should have the force and effect of the full Board.

Section 10: Board Responsibilities

- A. The Board shall manage the affairs of the corporation and shall receive and expend all funds made available to them in accordance with any contract requirements of any funding source.
- B. The Board may provide a permanent office and such staff and personnel as may be necessary to assist in carrying out the functions of the corporation. For this purpose the corporation may retain an Executive Director and such other assistants as may be required, at a salary, or other remuneration to be determined by the Board.
- C. The Board shall coordinate and approve, modify, or reject all projects submitted to it and establish such policies for the corporation as it deems appropriate.
- D. The Board shall ratify or over-ride the actions of all standing committees.
- E. The Board shall designate a depository for the corporate funds, and establish proper monetary control and accounting procedures.

**ARTICLE V**  
**Limitation of corporate powers**

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes, unless limited as follows:

**ARTICLE VI**  
**Initial registered agent and street address**

The name and the street address of the initial registered agent is:

A ALBERT JOHNSON  
1502 OLIVE ST. #198  
PALATKA, FLORIDA 32177

**ARTICLE VII**  
**Incorporators**

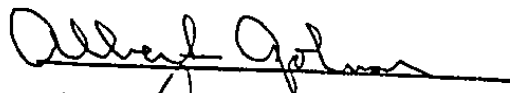
See instructions for officers/directors

The name(s) and the street address(es) of the incorporator(s) for these articles of incorporation is(are):

ALBERT JOHNSON 1502 Olive St. #108 Palatka, Fl. 32177  
Alcora Nelson 1000 N 19th St. Palatka, Fl. 32177  
Devota Nealy 1000 N 19th St. Palatka, Fl. 32177  
Pandcra Penderon 1000 N. 19th St. Palatka, Florida 32177  
Eva Mue Hill 1000 N 19th St. Palatka, Fl. 32177

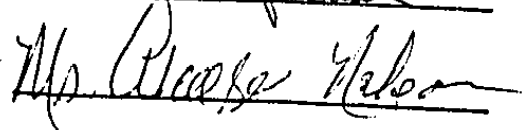
The undersigned incorporator(s) has (have) executed these Articles of Incorporation this 4 day of December, 1995.

Signature(s) of Incorporator(s):



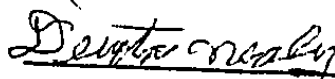
ALBERT JOHNSON

Typed name of incorporator signing



ALCORA NELSON

Typed name of incorporator signing



DEVOTA NEALY

Typed name of incorporator signing

**NOTE:** Affixing an officer title after a signature of an incorporator does not constitute the designation of officers.

## CERTIFICATE OF DESIGNATION REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501, ~~FLORIDA~~ STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

FILED  
12-22-95  
PH 12:46  
STATE  
OF FLORIDA  
SECRETARY OF STATE

1. The name of the corporation is: PALATKA RESIDENT MANAGEMENT CORPORATION  
(must include suffix)

2. The name and address of the registered agent and office is:

ALBERT JOHNSON  
(Name)

1502 Olive St. #108

(Street address - P. O. Box or Mail Drop Box NOT acceptable)

PALATKA, FL. 32177  
(City/State/Zip)

*Having been named as registered agent and to accept service of process for the above stated 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.*

Albert B. Johnson  
(Signature)

12-22-95  
(Date)