

1980080080943
TRANSMITTAL LETTER

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

000002431730--7
-02/16/98--01099--018
****131.25 ****131.25

SUBJECT: PALM TOWERS / PALM COURT RESIDENT ASSOCIATION 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

☐ \$122.50
Filing Fee
& Certified Copy

☒ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: PALM TOWER / PALM COURT RESIDENT ASSOCIATION INC.
Name (Printed or typed)

930 N.W. 95TH STREET # A
Address

MIAMI, FLORIDA 33150
City, State & Zip

305-835-7569
Daytime Telephone number

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 FEB 16 PM 2:31

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

2-17-98
WS

ORIGINAL

ARTICLES OF INCORPORATION OF

PALM TOWERS/PALM COURT RESIDENT ASSOCIATION, INC.
A Florida "Not for Profit" Corporation

FILED
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
98 FEB 16 PM 2:31

The undersigned, acting as incorporator of a corporation under the Florida Statutes, adopts the following Articles of Incorporation:

Article I

The name of the corporation is PALM TOWERS/PALM COURT RESIDENT ASSOCIATION INC.. The principal office of the corporation is located at 930 N.W. 95st.#A, Miami, Florida 33150. The mailing address of the corporation is c/o 930 N.W. 95st.#A. Miami, Florida 33150.

Article II

The period of duration is perpetual. The corporation is organized pursuant to the Not for Profit Corporation laws of the State of Florida. The qualification for members, if any, and the manner of their admission shall be regulated by the bylaws. The bylaws may require that the board of directors be synonymous with the "membership". The bylaws may authorize the membership, operating through properly called meetings of the membership, to manage the affairs of the corporation and to exercise all corporate powers.

Article III

The purposes for which this corporation is formed are exclusively charitable, educational and scientific and consist of the following:

1.) To raise the economic, educational and social levels of the residents of Dade County Florida, including members of the minority community, who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines, to foster and promote community wide interest and concern for the problems of said residents to the end that (a) educational and economic opportunities may be expanded; (b) sickness, poverty, crime, and environmental degradation may be lessened; and (c) racial tensions, prejudice, and discrimination, economic, and otherwise, may be eliminated.

2.) To expand the opportunities available to said residents and groups to own, manage, and operate business enterprises in economi-

cally depressed areas; to assist said residents and groups in developing entrepreneurial and management skills necessary for the successful operation of business enterprises; and to assist said residents and groups in obtaining financial support from other sources.

3.) To expand opportunities available to said residents and groups to obtain adequate low-cost housing accommodations by constructing, rehabilitating, and providing decent, safe and sanitary housing in Dade County for persons and families of low-income who otherwise would not be able to find or afford a suitable place to live. It is the purpose of the corporation thereby to relieve the poor, distressed, underprivileged and indigent by enabling them to secure the basic human needs of decent shelter and to thus lessen the burdens of government and promote the social welfare. To provide such housing through rehabilitation of existing substandard buildings and construction of new facilities in the place of blighted structures or blighted vacant sites for the purpose of combatting the deterioration of the community and contributing to its physical improvement.

4.) To improve the living conditions of low income subsidizing housing residents in Dade County, Florida.

5.) To aid, support, and assist by gifts, contributions, or otherwise, other corporations, community chests, funds and foundations organized and operated exclusively for charitable, educational or scientific purposes, no part of the net earnings of which inures to the benefit of any private shareholder or individual, and no substantial part of the activities of which is carrying on propaganda, or otherwise attempting to influence legislation.

6.) To do any and all lawful activities which may be necessary, useful, or desirable for the furtherance, accomplishment, fostering, or attaining of the foregoing purposes, either directly or indirectly, and either alone or in conjunction or cooperation with others, whether such others be persons or organizations of any kind or nature, such as corporations, firms, associations, trusts, institutions, foundations, or governmental bureaus, departments or agencies.

7.) All of the foregoing purposes shall be exercised exclusively charitable and educational purposes in such a manner that the Corporation will qualify as an exempt organization under section 501 (C) (3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

Article IV

Notwithstanding any other provision of these articles, this organization shall not carry on any other activities not permitted to be carried on by an organization exempt from federal and state

income tax under section 501 (c) (3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States Internal Revenue law.

Article V

The address of the initial registered office of the corporation is c/o 930 N.W. 95 street, Miami, Florida 33150.

The registered agent at this address is Gilfreadd Ferguson

Article VI

1) There shall be four directors on the initial Board of Directors.

2) The method of election of the Board of Directors shall be stated in the bylaws.

3) The Board of Directors of the corporation may be referred to as "the executive committee" in the bylaws. Their names and addresses are:

GIL FERGUSON
950 N.W. 95St. #210
Miami, Florida 33150

MABLE HENDERSON
950 N.W. 95St. #703
Miami, Florida 33150

AGNES WILCHER
950 N.W. 95St. #409
Miami, Florida 33150

JOHNNIE MAE HALL
930 N.W. 95St. #502
Miami, Florida 33150

BEATRICE HIGGINS
930 N.W. 95 St. # 201
Miami, Fl 33150

Article VII

The Corporation is organized exclusively for charitable and educational purposes. The Corporation is not organized nor shall it be operated for the primary purpose of generating pecuniary gain or profit. The Corporation shall not distribute any gains, profits

or dividends to the Directors, Officers, or Members thereof, or to any individual, except as reasonable compensation for services actually performed in carrying out the Corporation's charitable and educational purposes. The property, assets, profits and net income of the Corporation are irrevocably dedicated to charitable and educational purposes no part of which shall inure to the benefit of any individual.

Article VIII

No substantial part of the activities of the corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office.

Article IX

Upon winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of all debts and liabilities shall be distributed to an organization recognized as exempt under section 501(c)(3) of the Internal Revenue Code of 1986 to be used exclusively for charitable and educational purposes. If the Corporation holds any assets in trust, such assets shall be disposed of in such a manner as may be directed by decree of the Circuit Court of the district in which the Corporation's principal office is located, upon petition thereof by the Attorney General or by any person concerned in the liquidation.

Article X

In the event that this Corporation shall become a "private foundation" within the meaning of section 509 of the Internal Revenue Code 1954, the Corporation shall distribute its income for each taxable year at such time and in such manner as not to subject it to tax under section 4942 of the Internal Revenue Code; shall not engage in any act of self-dealing as defined in section 4941(d) of the Internal Revenue Code; shall not retain any excess business holdings as defined in section 4943(c) of the Internal Revenue Code; shall not make any investments in such manner as to subject it to tax under section 4944 of the Internal Revenue Code; and shall not make any taxable expenditures as defined in section 4945(d) of the Internal Revenue Code.

Article XI

Any person (and the heirs, executors and administrators of such person) made or threatened to be made a party to any action,

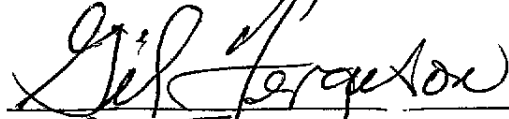
suit of proceeding by reason of the fact that he is or was a Director or Officer of the Corporation shall be indemnified by the Corporation against any and all liability and the reasonable expenses, including attorney's fees and disbursements, incurred by him (or by his heirs, executors or administrators) in connection with the defense or settlement of such action, suit or proceeding, or in connection with any appearance therein, except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such Director or Officer is liable for negligence or misconduct in the performance of his duties. Such right of indemnification shall not be deemed exclusive of any other rights to which such Director or Office (or such heirs, executors of administrators) may be entitled apart from this Article.

Article XII

The name and address of the incorporator is:

PALM TOWERS/PALM COURT Resident Association INC.
930 NW 95 ST. #A, Miami, Florida 33150

These Articles of Incorporation are hereby executed by the incorporator on this 11th day of FEBRUARY, 19 98.


GIL FERGUSON

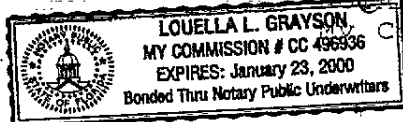
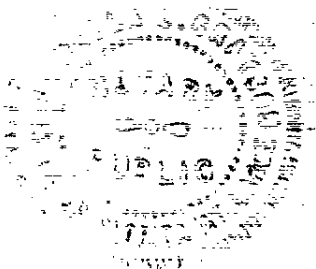
STATE OF FLORIDA]

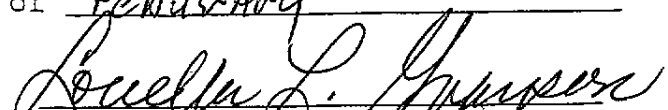
ss:

COUNTY OF DADE]

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GIL FERGUSON to me known to be the person described in and who executed the foregoing instrument as incorporator and acknowledged before me that he or she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of FEBRUARY, 1998.




LOUELLA L. GRAYSON
NOTARY PUBLIC STATE OF FLORIDA
Commission Expires:

REGISTERED AGENT'S
ACCEPTANCE OF APPOINTMENT

I, GIL FERGUSON, hereby accept my appointment as registered
agent for the Palm Court/Palm Towers Resident Association, Inc., a
Florida non for profit corporation.

Gil Ferguson
Gil Ferguson

Gil Ferguson
Gil Ferguson

02/11/98

Date

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 FEB 16 PM 2:31