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TRANSMITTAL LETTER

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

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-04/13/98--01038--011
****131.25 ****131.25

SUBJECT: Ramona Park Resident Management Corp.
(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: Veronica Sledge
Name (Printed or typed)

6750 Ramona Blvd #413
Address

Jacksonville, FL 32205
City, State & Zip

(904) 781-7273
Daytime Telephone number

98 APR 13 AM 8:13
SECRETARY OF STATE
TALLAHASSEE FLORIDA

FILED

Handwritten signature and date: 4/15/98

(8)

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

FILED

**ARTICLES OF INCORPORATION
OF
Ramona Park Resident Management Corporation
A Florida "Not for Profit" Corporation**

98 APR 13 AM 8:13

SECRETARY OF STATE
TALLAHASSEE FLORIDA

In compliance with the laws of the State of Florida, the undersigned do hereby voluntarily associate for the purpose of forming a corporation not-for-profit for the purposes and with powers set forth herein.

ARTICLE I - NAME AND PRINCIPAL OFFICE

The name of the corporation is Ramona Park Resident Management Corporation. The principal office of the corporation shall be located at 5570 Golfbrook Drive, Jacksonville, Florida 32208, but the Corporation may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be designated by the Board of Directors. The principal office shall also be the mailing and registered office address.

ARTICLE II - TERM OF EXISTENCE

The period of duration is perpetual. The corporation is organized pursuant to the Not for Profit Corporation laws of the State of Florida. The date on which corporate existence shall begin is the date on which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

ARTICLE III - PURPOSE AND POWERS

The purposes of this corporation shall be exclusively charitable and educational and undertake the following activities:

- A. To work for the provision of decent, safe and sanitary housing that is affordable to very low and low income families.
- B. To represent and protect the interests of its members as tenants and residents of the housing complex known as Ramona Park Apartments and the surrounding community.
- C. To undertake any other projects or lawful activities consistent with Section 501 (c) (3) of the Internal Revenue Code 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, association, trusts, institution, foundations, or governmental bureaus, departments or agencies.

- C. 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. 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.
- D. For such purposes, the Corporation shall have and exercise the following authority and powers:
1. To have and to exercise any and all powers, rights and privileges which a corporation organized under the law of the State of Florida may now or hereafter have or exercise.
 2. To do all things necessary or desirable to accomplish the purposes of the Corporation as the Directors of the Corporation may from time to time deem appropriate which are consistent with powers conferred upon a not-for-profit corporation under the laws of the state of Florida and the Internal Revenue Code.
 3. To purchase, take, receive, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property or any interest therein, wherever situated.

ARTICLE IV - NO DISTRIBUTION OF GAIN

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 V - REGISTERED AGENT

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

Veronica Sledge, 6750 Ramona Blvd., Apt. 12, Jacksonville FL 32208

ARTICLE VI - MEMBERSHIP

Any person over the age of eighteen, who is a resident of Ramona Park housing complex and who is living in a residential unit under a properly executed lease shall have the right to be a member of the Corporation. Upon termination of residence in such unit, such persons' membership rights shall automatically terminate.

The interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated or transferred in any manner.

ARTICLE VII - VOTING RIGHTS

All members residing within each housing unit shall be entitled to one (1) vote. When more than one (1) person resides in such housing unit, all such persons shall be members of the Corporation. Voting shall be exercised as determined by the Bylaws.

ARTICLE VIII - BOARD OF DIRECTORS

The affairs of this corporation shall be managed by a Board of Directors, who shall be members of the corporation. The number of Directors of the Corporation shall be not less than five (5); provided however that the Board of Directors may, from to time, increase or decrease the number of Directors, so long as the number of directors does not exceed seven (7). The method of election of the Board of Directors shall be in stated in the Bylaws. The names of addresses of the initial Board of Directors are:

Veronica Sledge, 6750 Ramona Blvd., Apt. 12, Jacksonville, FL 32205

Angela Williams, 6750 Ramona Blvd., Apt. 234, Jacksonville, FL 32205

Evelyn Aaron, 6750 Ramona Blvd., Apt. 312, Jacksonville, FL 32205

Molly Strowbridge, 6750 Ramona Blvd., Apt. 202, Jacksonville, FL 32205

Donna Brown, 6750 Ramona Blvd., Apt. 303, Jacksonville, FL 32205

Lota Penney, 6750 Ramona Blvd., Apt. 317, Jacksonville, FL 32205

Deborah Giles, 6750 Ramona Blvd., Apt. 518, Jacksonville, FL 32205

ARTICLE IX - OFFICERS

Subject to the direction of the Board of Directors, the officers shall administer the affairs of this corporation as designated in the Bylaws. The names and addresses of the officers who shall serve until the first annual meeting of the Board of Directors are:

- President - - Veronica Sledge
6750 Ramona Blvd., Apt. 12
Jacksonville, FL 32205

- Vice President - - Angela Williams
6750 Ramona Blvd., Apt. 234
Jacksonville, FL 32205

- Treasurer - - Deborah Giles
6750 Ramona Blvd., Apt. 518
Jacksonville, FL 32205

- Secretary - - Donna Brown
6750 Ramona Blvd., Apt. 303
Jacksonville, FL 32205

- Chaplain - - Evelyn Aaron
6750 Ramona Blvd., Apt. 312
Jacksonville, FL 32205

Such other officers may be authorized and elected pursuant to the Corporation Bylaws.

ARTICLE X - BYLAWS

The Bylaws of the Corporation shall be adopted by the first Board of Directors, which Bylaws may be altered, amended, modified or appealed in the manner set forth in the Bylaws.

ARTICLE XI - AMENDMENTS

The Corporation reserves the right to amend or repeal any of the provisions contained in these Articles of Incorporation or any amendments hereto. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of members entitled to vote on the proposed amendment, which may be either an annual or special meeting. Written notice setting forth the proposed amendment or a summary of the changes to be effected by the amendment must be given to each member in the same manner as notice for the meeting. Such amendment shall require the assent of a two-thirds majority vote of the members present.

ARTICLE XII - DISSOLUTION

The Corporation may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the voting members. 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 XIII - INDEMNIFICATION OF DIRECTORS

A director shall discharge his or her duties as director, including his or her duties as a member of any committee:

- A. With good faith;
- B. With care an ordinarily prudent person in a like position would exercise under similar circumstances; and
- C. In a manner he reasonably believes to be in the best interests of the Corporation.

In discharging his or her duties, a director may rely upon information, opinions, reports or statements, including financial statements and other financial data, if prepared or presented by:

- A. One or more officers or employees of the Corporation whom the director reasonably believes to be reliable and competent in the matters presented;
- B. Legal counsel, public accountants or other persons as to matters the director reasonably believes are within the person's professional or expert competence;
- C. A committee of the Board of Directors of which he is not a member, if the Director reasonably believes the committee merits confidence.

A director is not liable for any action taken as a director, or failure to take any action, if he performed the duties of his office in reliance on this provision.

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 XIV - INCORPORATOR

The name and address of the incorporator is:

Veronica Sledge, 6750 Ramona Blvd., Apt 12, Jacksonville FL 32205

These Articles of Incorporation are hereby executed by the incorporator on this 16th day of March, 1998.

Veronica Sledge
Incorporator

STATE OF FLORIDA]

COUNTY OF DUVAL]

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 Veronica Sledge, who is personally known to me known or who has produced MA as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of March, 1998.

Carol S Miller

NOTARY PUBLIC STATE OF FLORIDA

Print Name: Carol S. Miller

My Commission Expires:



CAROL SNYDER MILLER
MY COMMISSION # CC355409 EXPIRES
March 14, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

CERTIFICATE OF DESIGNATION OF PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 48.091, Florida Statutes, the following is submitted:

Ramona Park Resident Management Corporation desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in the City of Jacksonville, County of Duval, State of Florida, has named Veronica Sledge at 6750 Ramona Blvd., Apt. 12, Jacksonville FL 32205, as its agent to accept service of process within Florida.

Donna Brown

(Print Name)

Secretary

(Date)

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

Veronica Sledge

(Print Name)

(Date)

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SECRETARY OF STATE
TALLAHASSEE FLORIDA