



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
05/29/2018	201814900776	DOMESTIC NONPROFIT CORP - ARTICLES (ARN)	99.00	100.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

STEPTOE & JOHNSON PLLC
MICHAEL E FLOWERS
41 SOUTH HIGH STREET SUITE 2200
COLUMBUS, OH 43215

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jon Husted
4186850

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
CENTRAL OHIO COMMUNITY LAND TRUST CORPORATION

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC NONPROFIT CORP - ARTICLES

Effective Date: 05/25/2018

Document No(s):

201814900776



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
29th day of May, A.D. 2018.

Ohio Secretary of State

Form 532B Prescribed by:

JON HUSTED
Ohio Secretary of State



Toll Free: (877) 803-FILE (877-767-3453)
Central Ohio: (614) 466-3810
www.OhioSecretaryofState.gov
husted@OhioSecretaryofState.gov
File online or for more information: www.OhioBusinessCentral.com

Mail this form to one of the following:

Regular Filing (non expedite)
P.O. Box 676
Columbus, OH 43216

Expedite Filing (two business day processing time.
Requires an additional \$100.00)
P.O. Box 1390
Columbus, OH 43216

For screen readers, follow instructions located at this path.

Initial Articles of Incorporation (Nonprofit, Domestic Corporation)

Filing Fee: \$99

(114-ARN)

Form Must Be Typed

Please check the box if this nonprofit corporation is being formed for the following purpose:

- ☐ Community Improvement Corporation (Economic Development or Land Reutilization) - Please see Ohio Revised Code Chapter 1724 or the Instructions at the end of this form for more information.

First: Name of Corporation **Central Ohio Community Land Trust Corporation**

Second: Location of Principal Office in Ohio

Columbus
City

Franklin
County

Optional: Effective Date (MM/DD/YYYY)

(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

Third: Purpose for which corporation is formed

Please see attached.

** Note: for Nonprofit Corporations: The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. **

** Note: ORC Chapter 1702 allows for additional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form. **

RECEIVED

OHIO SECRETARY OF STATE

2018 MAY 25 PM 3:19

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by the incorporator(s).

If the incorporator is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the incorporator is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

Central Ohio Community Improvement Corporation

Signature

Curtiss L. Williams, Sr. President & CEO

By (if applicable)

Curtiss L. Williams, Sr., President & CEO

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Original Appointment of Statutory Agent

The undersigned, being at least a majority of the incorporators of

Central Ohio Community Land Trust Corporation

(Name of Corporation)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

Michael E. Flowers

(Name of Statutory Agent)

Stephoe & Johnson PLLC, 41 South High Street, Suite 2200

(Mailing Address)

Columbus

(Mailing City)

OH

(Mailing State)

43215

(Mailing ZIP Code)

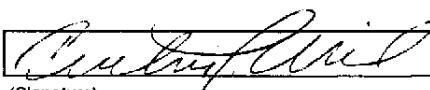
Must be signed by
the incorporators or
a majority of the
incorporators.

Central Ohio Community Improvement Corporation

(Signature)

By: Curtiss L. Williams, Sr., President & CEO

(Signature)



(Signature)

Acceptance of Appointment

The Undersigned,

Michael E. Flowers

(Name of Statutory Agent)

, named herein as the

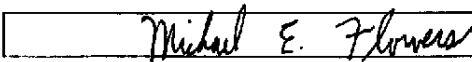
Statutory agent for

Central Ohio Community Land Trust Corporation

(Name of Corporation)

hereby acknowledges and accepts the appointment of statutory agent for said corporation.

Statutory Agent Signature



(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

Additional Provisions
To
Initial Articles of Incorporation
Of
Central Ohio Community Land Trust Corporation

THIRD: Purposes: The Corporation is organized and operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") (or the corresponding provision of any future Code).

The specific purposes for which the Corporation is formed are:

- (1) to establish and provide single family housing that is owner-occupied and to establish and provide multifamily rental housing;
- (2) to receive and maintain funds and to apply the income and principal thereof for charitable and education purposes;
- (3) to engage in any lawful acts or activities for which public benefit corporations may be formed under Section 1702.01 et seq. of the Ohio Revised Code.

In furtherance of and in order to accomplish the purposes of the Corporation, the Corporation shall have the power to do any and all acts and things and to exercise any and all powers which now or hereafter may be lawful under the provisions of Chapter 1702, Ohio Revised Code.

Membership. Central Ohio Community Improvement Corporation shall, for the purposes of Chapter 1702, Ohio Revised Code, be deemed to be the sole Member of the Corporation in accordance with the provisions of Section 1702.14 of the Ohio Revised Code.

Private Inurement, Distributions and Self-Dealing. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its Member, directors, officers, trustees, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purpose set forth in Article Third hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Code (or corresponding provision of any future Code), or

(2) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Code (or the corresponding provisions of any future Code).

Dissolution. Upon dissolution of the Corporation, or any partial or entire liquidation of its property or assets, all of the Corporation's property of every nature and description shall be distributed as determined by the Corporation to (1) one or more organizations qualified as exempt within the meaning of Section 501(c)(3) of the Code (or corresponding provision of any future Code) and (2) the federal government or a state or local government, or political subdivision thereof, for public purposes. Any assets not so disposed of shall be disposed of by the court of common pleas of the county in which the principal office of the Corporation is located exclusively for such purposes or to such organizations, as such court shall determine, which are organized and operated exclusively for such exempt purposes.

Perpetual Existence. The Corporation is to be a perpetual one, unless sooner dissolved by the affirmative vote of its Member under such conditions and requirements as are necessary for the Amendment of these Articles, as set out herein.

Amendments and Inconsistencies. These Articles may be amended or new Articles may be adopted at any meeting of the Member called for the purpose thereof by the affirmative vote of the Member of the Corporation or by the unanimous written consent of the Member of the Corporation. Provided, that the Corporation shall not amend its articles in such manner that it will cease to be a charitable or educational corporation.

In the event the Code of Regulations or the Director's By-Laws (if any) of the Corporation now or hereafter contain any terms or provisions that are inconsistent or in conflict with any of the terms or provisions of these Articles of Incorporation, such terms shall control and shall supersede such conflicting or inconsistent terms and provisions of the Code of Regulations or the Director's By-Laws, which shall remain in full force and effect. References herein to these Articles of Incorporation or any Article thereof shall mean the Articles of Incorporation or any such Articles as then in effect and as the same may be amended from time to time thereafter.