

GEORGIA, FULTON COUNTY

The petitioners, EDWARD MOODY, 241 Doane Street, SW, Atlanta, Georgia, ROBERT ALLISON, 914 McDaniel Street, SW, Atlanta, Georgia, C. G. EZZARD, 245 Atlanta Avenue, SE, Atlanta, Georgia, NATHANIEL PROTHO, 639 Ira Street, SW, Atlanta, Georgia, GEORGE GRIER, 373 Glenn Street, SW, Atlanta, Georgia, W. M. LEWIS, 711 Martin Street, SE, Atlanta, Georgia, AVERY SHIELDS, 985 Smith Street, SW, Atlanta, Georgia, CLARK MARTIN, 1065 McDaniel Street, SW, Atlanta, Georgia, MAGGIE EVANS, 159 Little Street, SE, Atlanta, Georgia, JOE STALLINGS, 101 Vanira Street, SE, Atlanta, Georgia, SAMUEL W. COCHRAN, 137 Vanira Street, SE, Atlanta, Georgia, and AUSTIN FORD, 1017 Capitol Avenue, SE, Atlanta, Georgia, do hereby associate themselves for the purpose of forming a non-profit corporation and respectfully shows to the Court the following:

1.

That petitioners desire for themselves and their successors to be incorporated and made a body corporate as provided by the laws of this State under the name and style of

MODEL NEIGHBORHOOD INC.

for a period of thirty-five (35) years with full rights of renewal as provided by law with principle offices in Atlanta, Fulton County, Georgia.

2.

The object and purpose of said corporation is to engage in the rehabilitation, repair, improvement, construction, operation and management of dwellings units, so as to provide adequate and decent housing facilities for low and moderate income families and citizens of Atlanta and its environs: In addition to engage in community action programs involving the purchase lease and sale of properties for the purpose of non-profit projects such

as building co-ops, credit unions, and other similar projects so as to improve the slums and condition of low and moderate income families and citizens of Atlanta.

3.

In order to properly prosecute their objects and purposes above set forth, the corporation shall have the full power and authority to;

(a) to buy, own, lease and otherwise acquire, hold, encumber, mortgage, sell, convey and otherwise dispose of all kinds of property, both real and personal;

(b) to borrow money and issue evidences of indebtedness in furtherance of any and all of the objects of its business and to secure the same by mortgage, pledge or other lien on the property of the corporation;

(c) to enter into contracts or arrangements with any Government or authority, national, state, municipal, local or otherwise conducive to and in furtherance of the purposes of this corporation, including the execution of a regulatory agreement with the Federal Housing Authority, and of such other instruments and undertakings as may be necessary to enable the corporation to secure the benefits of financing with the assistance of mortgage insurance and direct loans under the provision of the National Housing Act;

(d) to do each and everything necessary suitable and proper for the accomplishment of any of the purposes of the corporation;

4.

Said corporation is not organized and shall not be operated for pecuniary gain or profit, and it shall have no capital stock. No part of the income or assets of the corporation shall be distributed, nor inure to the benefit of any individual.

5.

Members of the corporation shall consist of the persons

hereinbefore named as incorporators and such other persons as from time to time hereafter may become members in the manner provided by the by-laws.

6.

The governing body of the corporation shall be the board of Trustees consisting of not less than five members, no more than fifty. The incorporations shall be the first members of the board of Trustees. The Board of Trustees may by majority vote have the power to adopt all rules and by-laws for the corporation consistent with the charter and to conduct the affairs and activities of the corporation. The Trustees shall be elected by the members of the corporation. The term of office for the Trustees is one (1) year, and ~~only~~ Trustees may be removed from office with or without cause by a vote of a majority of the remaining Trustees.

7.

The Officers of the corporation shall be a chairman of the Board of Trustees, two Vice-Chairman, a Secretary and Treasurer. The Trustees may appoint such committees and create such other officers as to them seem best and delegate to them such powers and duties as in the discretion of the Trustees may seem appropriate.

8.

The corporation upon the vote of a majority of its Trustees at the time, then in office shall have the power to do and perform any and all the powers conferred by this charter or the laws of the State of Georgia, and shall likewise have all other powers and privileges and immunities which under the laws of the State of Georgia now or hereafter may be vested in similar corporations.

WHEREFORE, plaintiffs pray;

(a) that they may be incorporated under the name and style  
aforementioned with all the rights, privileges, and immunities  
hereinbefore set out, and such other rights, powers, privileges  
and immunities as may hereafter be conferred upon corporations  
of like character under the laws of Georgia.

Robert B. Newman

Robert B. Newman  
Attorney for Petitioners

65 Georgia Ave.  
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O R D E R

The foregoing petition having been read and considered, and it appearing to the Court that said petition is within the perview and intent of the law in such cases made and provided, and it further appearing to the Court that petitioners have complied with all conditions precedent and all statutory requirements applicable to such petitions:

IT IS HEREBY ORDERED AND ADJUDGED that said petition be, and the same is hereby granted and that petitioners and their successors are hereby incorporated for the term of 35 years with the right to renew this charter as provided by law, as a body corporate under the name and style of MODEL NEIGHBORHOOD INC., without capitol stock and with all the powers, privileges, and immunities set forth in their petition together with such other rights, powers, privileges and immunities as may hereafter be afforded by the laws of the State of Georgia to similar corporations.

This \_\_\_\_\_ day of \_\_\_\_\_, 1968.

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Judge, Fulton Superior Court  
Atlanta Judicial Circuit