

LOS000063468

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H05000157088 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850) 205-0393

From: Account Name : ROBERT L. PETERS P.A.
Account Number : I20010000049
Phone : (904) 491-0838
Fax Number : (904) 491-5989

RECEIVED
05 JUN 27 PM 4:15
DIVISION OF CORPORATION

LIMITED LIABILITY COMPANY

Callahan Townhomes, LLC

Certificate of Status	0
Certified Copy	0
Page Count	1
Estimated Charge	\$125.00

2005 JUN 27 A 8:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Document	2005
Fee	0.00
Page	1
Charge	125.00

**ARTICLES OF ORGANIZATION
OF
CALLAHAN TOWNHOMES, LLC**

The undersigned, for the purpose of forming a limited liability company for profit under the laws of Florida, adopts the following Articles of Organization:

**Article I
Name**

Section 1.1. Name. The name of this limited liability company shall be Callahan Townhomes, LLC.

**Article II
Principal Office and Mailing Address**

Section 2.1. Principal Office and Mailing Address. The principal office address of this limited liability company shall be 28 South 10th Street, Fernandina Beach, FL 32034 and the mailing address is 28 South 10th Street, Fernandina Beach, FL 32034.

**Article III
Initial Registered Agent and Address**

Section 3.1. Name and Address. The name and street address of the initial registered agent of this limited liability company are:

Robert Peters
28 South 10th Street
Fernandina Beach, FL 32034

**Article IV
Effective Date; Duration**

Section 4.1. Effective Date. The existence of this limited liability company shall commence on the date these Articles are executed.

Section 4.2. Duration. This limited liability company shall terminate on the date set forth in its Operating Agreement.

**Article V
Purposes**

Section 5.1. Purposes. This limited liability company is organized for the purpose of constructing townhomes and transacting any or all lawful business permitted under the laws of the United States of America and of the State of Florida.

2005 JUN 27 A 2:54
STATE
SECRETARY OF
TALLAHASSEE, FLORIDA

FILED

Article VI
Admission of Additional Members

Section 6.1. Admission of Additional Members. The members may admit one or more additional members to the limited liability company. Admission of any such additional member shall require the unanimous written consent of all members then having an interest in the limited liability company.

Article VII
Management

Section 7.1. Management. The limited liability company is to be managed by the members in accordance with the Operating Agreement of the limited liability company.

Article VIII
Merger

Section 8.1. Approval Required for Merger. The approval of the members holding sixty percent (60%) or more of the interests in this limited liability company eligible to vote on any plan of merger or consolidation shall be required in every case, whether or not such approval is required by law.

Article IX
Operating Agreement

Section 9.1. Operating Agreement. The initial Operating Agreement of this limited liability company shall be adopted by the members. The Operating Agreement shall be adopted, altered, amended or repealed from time to time as provided in the Operating Agreement.

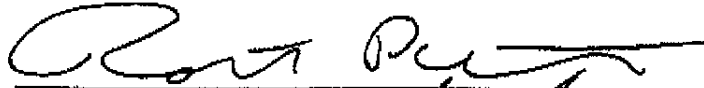
Article X
Amendment

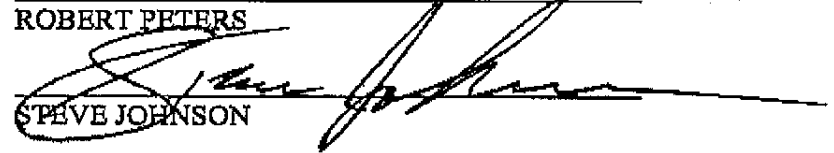
Section 10.1. Amendment. The members, by vote of members holding a majority of the interests in the limited liability company, shall have the right to amend or repeal any provision contained in these Articles of Organization; provided, however, that it shall require a vote of members holding sixty percent (60%) or more of the interests in the limited liability company to amend or repeal Article VIII regarding merger.

2005 JUN 27 4:08:54
SECRETARY
TALLAHASSEE
FLORIDA

FILED

IN WITNESS WHEREOF, the undersigned member has executed these Articles of Organization the ____ day of June, 2005.


ROBERT PETERS

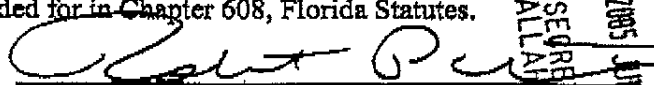

STEVE JOHNSON

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: CALLAHAN TOWNHOMES, LLC.
2. The name and the Florida street address of the registered agent are: Robert Peters, 28 South 10th Street, Fernandina Beach, FL 32034.

Having been named as registered agent and to accept service of process for the above-stated limited liability company 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 as provided for in Chapter 608, Florida Statutes.


ROBERT PETERS

2005 JUN 27 A 8:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED