

L020000015238

FOGLE & FOGLE, P. A.
ATTORNEYS AT LAW

J. DANA FOGLE
CORPORATION & BUSINESS LAW
REAL PROPERTY LAW
REGISTERED GENERAL PRACTICE

ALICE M. FOGLE
MARITAL & FAMILY LAW

217 EAST PLYMOUTH AVENUE
POST OFFICE BOX 24
DELAND, FLORIDA 32721-0024

(386) 734-4215
FAX (386) 734-7419

June 4, 2002

Registration Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL. 32314

800005729348--4
-06/10/02--01079--023
****155.00 ****155.00

Re: 157 Lucerne, L.L.C.

Dear Sir or Madam:

Enclosed herewith is an original and one copy of the proposed Articles of Organization and Designation of Registered Agent for 157 LUCERNE, L.L.C.

Also enclosed is my check in the amount of \$155.00 representing the following:

Filing Fee	\$125.00
Certified copy of Articles of Organization and Registered Agent Certificate	30.00

Thank you very much for your assistance.

Sincerely,



J. Dana Fogle

JDF/js

Enclosures

01/00-01117-000071

WDZ-#10901

LB
6-19-02

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

02 JUN 19 PM 12:07

FILED



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

June 11, 2002

J. DANA FOGLE
FOGLE & FOGLE, P.A.
P.O. BOX 24
DELAND, FL 32721-0024

SUBJECT: 157 LUCERNE, L.L.C.
Ref. Number: W02000016901

We have received your document for 157 LUCERNE, L.L.C. and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following:

The document must contain the entity's complete mailing address.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6025.

Trevor Brumbley
Document Specialist

Letter Number: 802A00038242

APPROVED
AND
FILED
02 JUN 19 PM 12:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION OF
157 LUCERNE, L.L.C.**

**ARTICLE I
NAME**

The name of this Limited Company is 157 LUCERNE, L.L.C..

**ARTICLE II
DURATION**

This Limited Liability Company shall exist for a period of Thirty (30) years commencing on June 5, 2002.

**ARTICLE III
PURPOSE**

This Limited Liability Company is created for the purpose of transacting the business of purchasing and renting single family homes, and in such other related business as may be agreed on by the members.

**ARTICLE IV
PLACE OF BUSINESS AND REGISTERED AGENT**

The principal place of business ^{/and mailing address} of this Limited Liability Company shall be 325 Bonita Road, DeBary, Florida 32713, and such other place or places as the members from time to time may determine.

The initial Registered Agent of the Limited Liability Company shall be RICHARD BURT, 325 Bonita Road, DeBary, FL. 32713.

**ARTICLE V
CONTRIBUTIONS TO CAPITAL**

The initial capital of this Limited Company shall consist of the sum of \$10.00 which will be contributed by the members in the following amounts:

- 1) Richard Burt 100%

No member shall be entitled to receive interest on his contribution to capital.

**ARTICLE VI
MANAGEMENT OF BUSINESS**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Except as otherwise provided in these articles of organization, all members shall have equal rights in the management or conduct of the Limited Liability Company. Decisions shall be by majority vote, each member having a vote proportionate to his interest in the company.

ARTICLE VII REGULATIONS

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal the regulations shall be vested in the members of this company if decided by majority vote.

ARTICLE VIII PROPERTY

Real or personal property originally brought into or transferred to the company, or acquired by the company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of this Limited Liability Company. Any member may execute instruments and documents such as deeds, mortgages, promissory notes, and each and every other document reasonably necessary to carry out the purposes of this company.

ARTICLE IX MEETING OF MEMBERS

Annual meetings of the members shall be held within 60 days after the close of the company's fiscal year. Special meetings may be called by a majority in interest of all members. Notice of special meetings shall be by certified mail to each member. Attendance at a meeting constitutes a waiver of notice. All such meetings may be held by telephone, but in such case, all such telephone meetings shall be recorded.

Minutes shall be kept of all regular and special meetings.

ARTICLE X TRANSFERABILITY OF MEMBERS' INTEREST

A member's interest in this Limited Liability Company may be transferred only with the unanimous written consent of all the remaining members. Should any member desire to transfer the member's interest, all other members shall have a pro-rata right of first refusal, and may exercise said right within 10 days of receipt of the selling member's written offer to sell to a third party.

ARTICLE XI PROFITS AND LOSSES

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SECRETARY OF STATE
MAIL ROOMS E110000

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AND
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Profits and losses generated by the business of this company shall be passed through to the members in their proportionate share pursuant to Article V above.

**ARTICLE XII
ADMISSION OF NEW MEMBERS**

Additional members may be admitted from time to time only with the unanimous written consent of the members, on such terms and conditions as are set forth by a majority of members.

**ARTICLE XIII
WITHDRAWAL, RETIREMENT, DEATH, BANKRUPTCY OR EXPULSION**

In the event of withdrawal, retirement, death, bankruptcy or expulsion of a member, this Limited Liability Company shall remain in existence and continue in business pursuant to the applicable provisions of the regulations.

**ARTICLE XIII(A)
EXPULSION OF MEMBER(S)**

Any member may be expelled from membership in the Limited Liability Company by a majority vote of the other members, pursuant to Florida law.

**ARTICLE IX
DISSOLUTION, WINDING UP, LIQUIDATION**

Dissolution, winding up and liquidation shall be governed by Fla. Stat. Sec.608.441-448, 2001, as amended.

**ARTICLE X
NOTICE TO MEMBERS**

All notices to the members of this Limited Liability Company pursuant to these articles shall be deemed effective when given by personal delivery or by certified mail, return receipt requested.

**ARTICLE XI
AMENDMENTS**

These articles, except with respect to the vested rights of the members, may be amended from time to time by unanimous consent of the members, and the amendments shall be filed, duly signed by all members of the company, with the Florida Department of State.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE
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SHOULD

IN WITNESS WHEREOF, the parties hereto have executed these articles of organization
on June 4, 2002.

[Signature]
[Signature]

[Signature]
RICHARD BURT

STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD BURT, to me well known to be the person who executed the foregoing Articles of Organization of 157 LUCERNE, L.L.C. and he acknowledged before me that he executed same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal this 4 day of June, 2002.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:



J. Dana Fogle
MY COMMISSION # CC970604 EXPIRES
October 5, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

02 JUN 19 PM 12:05
CLERK OF STATE
ALL AMESSE, FLORIDA

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AND
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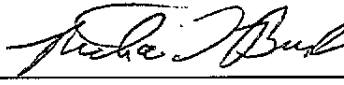
CERTIFICATION DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THE STATE, NAMING AGENT UPON WHICH
PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in
compliance with said Act:

FIRST: That 157 LUCERNE, L.L.C., desiring to organize under the laws of the State
of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of
DeBary, County of Volusia, State of Florida, has named RICHARD BURT, located at 325
Bonita Road, DeBary, FL. 32713, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Limited Liability
Company, at the place designated in this Certificate, I hereby accept to act in this capacity, and
agree to comply with the provisions of said Act relative to keeping open said office.


RICHARD BURT

02 JUN 19 PM 12:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED