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DIVISION OF CORPORATIONS

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LAW OFFICES

**Carl A. Cascio, P.A.**

**Carl A. Cascio**

OF COUNSEL

**Gary S. Gaffney**

BOARD CERTIFIED REAL ESTATE ATTORNEY

PINEAPPLE GROVE PROFESSIONAL CENTER  
525 N.E. 3RD AVENUE  
SUITE 102  
DELRAY BEACH, FLORIDA 33444  
TELEPHONE (561) 274-7473  
FAX (561) 274-8305  
www.casciolaw.com

January 29, 2004

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

W04-6342

**Re: Harmony Property & Realty, LLC**

Dear Sir or Madame:

Enclosed please find an original and one (1) copy of the Articles of Organization and the Acceptance of Registered Agent for the above-referenced corporation, along with a check in the amount of \$155.00 for filing the Articles of Organization and certified copy fee. Please return the Certificate of Organization and certified copy of the Articles of Organization and Acceptance of Registered Agent for this entity to my office at your earliest convenience.

Thank you for your attention to this matter.

Very truly yours,

Carl A. Cascio

CAC/mkm  
Enclosures

cc: Nancy Green

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FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

February 14, 2004

CARL A. CASCIO  
CARL A. CASCIO, P.A.  
525 N.E. 3RD AVENUE, SUITE 102  
DELRAY BEACH, FL 33444

SUBJECT: HARMONY PROPERTY & REALTY L.L.C.  
Ref. Number: W04000006342

We have received your document for HARMONY PROPERTY & REALTY 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 correction(s):

The name of the entity must be identical throughout the document.

An LLC is managed by manager(s) or by managing member(s). Article IX of your document indicates that this LLC will be managed by a manager, but Article IX goes on to say that the company shall be managed by the members. Please correct your document to show that it is managed by manager(s) OR by managing member(s), but not by both.

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) 245-6958.

Lee Rivers  
Document Specialist

Letter Number: 304A00010265



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January 29, 2004

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P.O. Box 6327  
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Dear Sir or Madame:

Enclosed please find an original and one (1) copy of the Articles of Organization and the Acceptance of Registered Agent for the above-referenced corporation, which have been corrected to reflect the findings of the letter dated February 14, 2004 received from Lee Rivers, Document Specialist. Please return the Certificate of Organization and certified copy of the Articles of Organization and Acceptance of Registered Agent for this entity to my office at your earliest convenience.

Thank you for your attention to this matter.

Very truly yours,

Carl A. Cascio

CAC/mkm  
Enclosures

## **ARTICLES OF ORGANIZATION OF HARMONY PROPERTY & REALTY, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

### **ARTICLE I - NAME**

The name of the limited liability company shall be **Harmony Property & Realty, L.L.C.** ("Company").

### **ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company shall be c/o **Nancy Green, 234 Waterside Drive, Hypoluxo, FL 33462.**

### **ARTICLE III - DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall terminate not later than January 31, 2044, unless the Company is earlier dissolved as provided in these Articles of Organization.

### **ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is **Carl A. Cascio, P.A., 525 N.E. 3<sup>rd</sup> Avenue, Suite 102, Delray Beach, FL 33444.**

### **ARTICLE V - CAPITAL CONTRIBUTIONS**

The members of the Company shall contribute to the capital of the Company the cash or property set forth in Exhibit "A."

### **ARTICLE VI - ADDITIONAL CAPITAL CONTRIBUTIONS**

Each member shall make additional capital contributions to the Company only on the unanimous consent of all the members.

### **ARTICLE VII - ADMISSION OF NEW MEMBERS**

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the

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Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

### ARTICLE VIII - TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least two remaining members.

### ARTICLE IX - MANAGEMENT

The Company shall be managed by a <sup>managing member</sup> manager in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the initial ~~manager~~ <sup>managing member</sup> of the Company is Michael Hockton c/o Nancy Green, 234 Waterside Drive, Hypoluxo, FL 33462.

~~The Company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names and address of the members of the Company are:~~

<u>NAME</u>	<u>ADDRESS</u>
Nancy Green	234 Waterside Drive Hypoluxo, FL 33462
Michael Hockton	234 Waterside Drive Hypoluxo, FL 33462
Christopher Kavanagh	202 Federal Highway Unit 1 Lake Worth, FL 33460

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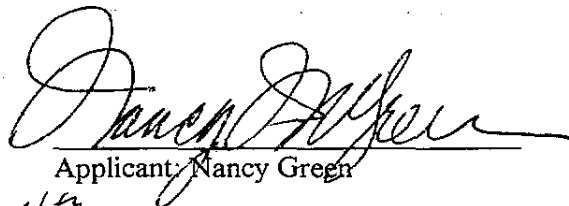
IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at Delray Beach, Florida, on this 16 day of January, 2004.

Harmony Property & Realty, LLC

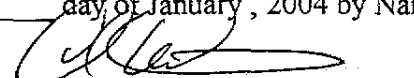
Name of Organizer:

Nancy Green

STATE OF FLORIDA )  
COUNTY OF PALM BEACH)

  
Applicant: Nancy Green

Sworn to and subscribed before me this <sup>16th</sup> ~~29th~~ day of January, 2004 by Nancy Green.

  
Notary Public -- State of Florida

Print, Type, or Stamp Commissioned  
Name of Notary Public

Personally Known ☒; or  
Produced Identification ☐  
Type of I.D. Produced: \_\_\_\_\_



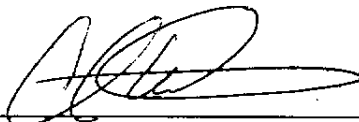
Carl A Casale  
My Commission CC595459  
Expires January 29 2004

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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned, being the person named in the Articles of Organization of **HARMONY PROPERTY & REALTY, L.L.C.**, as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the Articles of Organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position of registered agent.

HARMONY PROPERTY & REALTY, L.L.C.

By:   
Carl A. Cascio, Esquire, Registered Agent

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Exhibit "A"


1. Initial contribution by Nancy Green in the amount of \$1,000.00.
2. Initial contribution by Michael Hockton in the amount of \$1,000.00.
3. Initial contribution by Christopher Kavanaugh in the amount of \$1,000.00.

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**MANAGER'S ACCEPTANCE OF APPOINTMENT AND**  
**CERTIFICATION OF THE MEMBERS OF**  
**HARMONY PROPERTY & REALTY, LLC**

I, Michael Hockton, do this 16th day of January, 2004, hereby accept and acknowledge my appointment as ~~manager~~ of the Harmony Property & Realty, LLC, a Florida limited liability company (the "Company"), and further, certify that the above executing members constitute all the members of the Company.

*the managing member*

  
\_\_\_\_\_  
MICHAEL HOCKTON

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