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Florida Department of State  
Division of Corporations  
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**LIMITED LIABILITY COMPANY**  
**ISLAND STYLE HOMES BY BAYVANS, L.L.C.**

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**ARTICLES OF ORGANIZATION OF  
ISLAND STYLE HOMES BY BAYVANS, L.L.C.**

The undersigned, being a duly authorized representative of the company, does hereby organize, execute and file with the Department of State of the State of Florida, under Chapter 608 of the Florida Statutes, the following Limited Liability Company:

**ARTICLE I**

**NAME**

The name of this limited liability company shall be:

**ISLAND STYLE HOMES BY BAYVANS, L.L.C.**

**ARTICLE II**

**NATURE OF BUSINESS**

The organization may engage in any activity or business permitted under the laws of the United States or the State of Florida. It is anticipated, however, that it will specialize in the operation of a real estate development enterprise and sale to the general public of property as may be owned or leased or operated by this limited liability company, and upon such terms and conditions as may be negotiated with the purchaser, lessee, or entity engaging business with the organization and such activities may be either within the State of Florida, or such other locations as may be deemed acceptable. In addition, all activities reasonably related to the foregoing may be engaged in or undertaken by the limited liability company.

**ARTICLE III**

**MANAGER - MANAGED COMPANY**

This organization is a manager- managed company within the meaning of Fla. Stat. 608.402(19) whereby it is a limited liability company which is designated to be managed by a manager in its Articles of Organization and by all operating agreements which may affect its operation.

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#### ARTICLE IV

#### ORGANIZATIONAL EXISTENCE

The date of initial organizational existence of this limited liability company shall be the date when its Articles of Organization are filed with the Department of State of the State of Florida.

#### ARTICLE V

#### PRINCIPAL OFFICE

The mailing address and street address of the principal office of this limited liability company shall be: 5409 Overseas Highway, #352, Marathon, FL 33050.

#### ARTICLE VI

#### INITIAL REGISTERED AGENT

The name and street address of the initial Registered Agent for Service of Process upon the company, in this State is: Sheldon Evans, P.A., 3074 Lakewood Circle, Weston, Florida, 33332.

#### ARTICLE VII

#### MANAGEMENT

This company, pursuant to Fla. Stat. 608.407(1)(1.), is a limited liability company to be managed by four (4) managers. Each manager, to serve for a period of one (1) year from the date of the filing of these Articles with the Secretary of State or until replaced or resigned, is:

G. EDWARD BAYER, 5409 Overseas Highway, #352, Marathon, Florida 33050

SUSAN A. BAYER 5409 Overseas Highway, #352, Marathon, Florida 33050

SHELDON EVANS 3074 Lakewood Circle, Weston, Florida 33332

ELLEN R. EVANS 3074 Lakewood Circle, Weston, Florida 33332

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SECRETARY OF STATE  
TALLAHASSEE, FL 32304

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AND  
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## ARTICLE VIII

### DURATION OF ORGANIZATIONAL EXISTENCE

The period of duration for this limited liability company shall be fifteen (15) years from the date of filing of these Articles with the Florida Secretary of State. Such period of duration, however, may be amended by the adoption of an Amendment to these Articles in conformity with the requirements of Chapter 608 of the Florida Statutes.

## ARTICLE IX

### MEMBERS

The initial members of this limited liability company shall constitute its initial managers. The rights of the managing members, insofar as their respective entitlement to share in the profits and losses of the company, shall be set forth in a written agreement to be signed by the managing members. Absent a written agreement executed by the managing members, the managing members shall be entitled to share as follows: G. Edward Bayer thirty percent (30%); Susan A. Bayer, thirty percent (30%), Sheldon Evans, twenty per cent (20%) and Ellen R. Evans, twenty percent (20%) of the net profits of the company as distributed annually or more frequently as may be desirable or determined applicable.

## ARTICLE X

### IDENTITY OF ADDITIONAL MEMBERS

The identity of any additional members of this limited liability company, other than the managing members whose respective name and address is reflected above, shall be and remain confidential and subject to disclosure only as required by the laws of the State of Florida or the rules and regulations of the Internal Revenue Service; otherwise, the identity and address of all members, other than the managing member, shall be and remain confidential.

## ARTICLE XI

### AMENDMENTS

These Articles of Organization may be amended by the affirmative vote of the managing members; (plus a majority of all other non-managing members- if same exist, voting in proportion to their investment in this limited liability company).

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TALLAHASSEE, FLORIDA

## ARTICLE XII

### REPLACEMENT OF MANAGING MEMBER

In the event of the death or disability of a manager-member, above-named, or his/her replacement, if any, the remaining non-managing members, in proportion to their investment, shall be entitled to elect, by a majority vote, the replacement managing member of this limited liability company. Notwithstanding the foregoing, the Membership Certificates shall be issued to the Bayers with reciprocal designation and legend "Joint With Right Of Survivorship" and to Evans' with reciprocal designation and legend "Joint With Right Of Survivorship" so that the respective spouses may control and own a deceased spouse's interest in the limited liability company.

## ARTICLE XIII

### AUTHORITY OF MANAGER

The initial managers of this organization, above-named, and his/her successor(s) if any, shall hereby be authorized to sign and deliver any instrument transferring or affecting the company's interest in real or personal property. Any third party may rely upon the apparent authority of the managers to carry on any and all business on behalf of the company, without the necessity of obtaining the authority or approval of any other person, firm or corporation whatsoever, including the approval of any non-manager member.

## ARTICLE XIV

### CERTIFICATES OF INTEREST

The managers, (and the non-managing members, if any, at their election), may determine to issue Certificates of Interest in favor of all members of the company, so as to continuously reflect their respective interests of record for purposes of determining their voting rights. Any and all such Certificates, however, shall be deemed confidential documents, as between the non-managing members and the corporation, in pursuance of the requirement, above set forth, of maintaining confidentiality as to the identity and addresses of all non-managing members of this organization. Such Certificates, therefore, shall be and remain outstanding solely for the purpose of establishing voting rights as between non-managing members and the organization. They shall not be deemed documents which are in the public domain.

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TALLAHASSEE, FLORIDA  
CLERK OF THE CIRCUIT COURT

CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
THIS STATE, NAMING AGENT UPON WHOM PROCESS  
MAY BE SERVED

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

That, ISLAND STYLE HOMES BY BAYVANS, L.L.C. desiring to qualify under the  
laws of the State of Florida, with its principal office, as indicated in the Articles of Organization  
at 5409 Overseas Highway, #352, Marathon, Florida 33050 has designated Sheldon Evans P.A.,  
3074 Lakewood Circle, Weston, FL 33332, as its agent to accept process within the State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-stated corporation, 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 said office open.

  
Sheldon Evans, Resident Agent

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TALLAHASSEE, FLORIDA

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## ARTICLE XV

AUTHORIZATION TO EXECUTE AND SUBMIT INITIAL ARTICLES  
OF ORGANIZATION

The managing members, above-named, are hereby authorized ( and to the extent any non-managing members may exist has been authorized by all non-managing members of this organization, who have initially subscribed to a beneficial interest in this organization) to execute and file these Articles with the Florida Secretary of State.

IN WITNESS WHEREOF, the undersigned, as the designated representative of the organization and one of its initial managing members, has hereunto set his hand and seal and has acknowledged and filed, in the Office of the Secretary of State of the State of Florida, as the subscriber, the foregoing Articles of Organization on this the 24 day of MARCH, 2004.

Sheldon Evans  
Sheldon Evans

STATE OF FLORIDA :  
COUNTY OF BROWARD:

BEFORE ME, the undersigned authority, acknowledged these Articles of Organization by Sheldon Evans, who is ☒ personally known to the undersigned [ ] I produced his Florida Driver License as photo identification and who did take an oath, who deposes and states that he has read and subscribed to the above and foregoing Articles of Organization and that the facts set forth therein are true and that he has freely and voluntarily executed same for the uses and purposes therein expressed.

In accordance with the provisions of Fla. Stat. 608.408(3) the execution of the above and foregoing documents, by the above-described member and manager, constitutes an affirmation under the penalties of perjury that the facts stated above are true.

Sheldon Evans  
Sheldon Evans

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in said County and State, this 25 day of March, 2004.

Karen Ann Emery  
Notary Public

Typed, Printed or Stamped Name of Notary

My Commission Expires:



Karen Ann Emery  
MY COMMISSION # 00188648 EXPIRES  
March 25, 2007  
BONDED THRU TROY FARM INSURANCE, INC.

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