

L04000079057

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

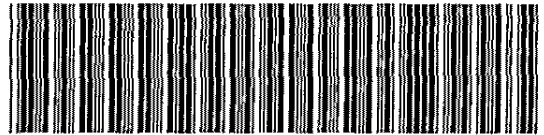
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200041516902

10/28/04--01030--012 **160.00

FILED
04 OCT 28 PM 4:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LR 11/6/04

5
p

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Florida Retreats, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Sandra L. Anderson
(Name of Person)

Florida Retreats, LLC
(Firm/Company)

19738 Bellehurst Loop
(Address)

Land O' Lakes FL 34638
(City/State and Zip Code)

For further information concerning this matter, please call:

Sandra L. Anderson at (813) 843-6593
(Name of Person) (Area Code & Daytime Telephone Number)

STREET ADDRESS:
Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

FILED
04 OCT 28 PM 4:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - Name:

The name of the Limited Liability Company is:

Florida Retreats, LLC

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Florida Retreats, LLC

19738 Bellehurst Loop

Land O' Lakes, FL 34638

Mailing Address:

Florida Retreats, LLC

19738 Bellehurst Loop

Land O' Lakes, FL 34638

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

The name and the Florida street address of the registered agent are:

Sandra L. Anderson

Name

19738 Bellehurst Loop

Florida street address (P.O. Box **NOT** acceptable)

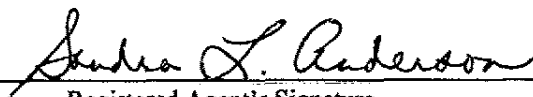
Land O' Lakes

FLORIDA 34638

City, State, and Zip

FILED
04 OCT 28 PM 4:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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..



Registered Agent's Signature

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGRM

Sandra L. Anderson

19738 Bellehurst Loop

Land O' Lakes FL 34638

MGRM

Wendy K. Cohan

206 W. Maple Road

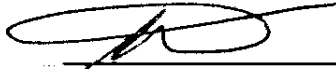
Linthicum MD 21090

(Use attachment if necessary)

Article v - see attached

NOTE: An additional article must be added if an effective date is requested.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Wendy K Cohan

Typed or printed name of signee

Filing Fees:

\$100.00 Filing Fee for Articles of Organization

\$ 25.00 Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

FILED
04 OCT 28 PM 4:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Florida Retreats, LLC

ARTICLE V – Florida Retreats, LLC Detailed Operating Guidelines

Florida Retreats, LLC established on October 18, 2004 for the purpose of purchasing and selling investment property primarily within the state of Florida will be governed by the following :

ARTICLE V :A Each managing member will have a 50% interest in the LLC and will contribute equally to all expenses associated with the LLC.

ARTICLE V :B. Decisions regarding the purchase, sale, maintenance, and disposition of property owned by the LLC will be made by unanimous vote of managing members.

ARTICLE V :C. Managing members cannot sell or transfer their share of the LLC without approval of the other managing member.

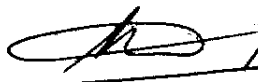
ARTICLE V :D. The LLC can be dissolved if either managing member wishes to terminate the LLC by selling of all investments and making final distributions of assets and liabilities to all managing members. Other managing member(s) will have first right of refusal to have a fair market value analysis performed and either purchase other managing member's value in LLC or identify additional member(s) to buy-out leaving managing member. This shall be done with 45 days of written notice from managing member wishing to dissolve the LLC.

ARTICLE V :E. Should either managing member be incapable of participating in the LLC for the period of six month, the LLC will be dissolved according to ARTICLE V :D.

ARTICLE V :F Should either managing member die, the LLC will be dissolved according to ARTICLE V:D.

ARTICLE V :G Should managing members be unable to come to unanimous resolution regarding LLC proceedings, the services of an independent arbitrator will be secured. Costs associated with arbitration will be treated as an LLC expenses.

ARTICLE V :H Additional members to the LLC will be considered.

 / Oct 18, 2004

Wendy K. Cohen

 / Oct. 18, 2004

Sandra L. Anderson

FILED
OCT 18 PM 4:51
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA