

L0500 0011442

H05000023282 3

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.

(((H05000023282 3)))

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

EFFECTIVE DATE

1-22-05

To:

Division of Corporations
Fax Number : (850) 205-0383

Account Name : THE STRATEGIC COUNSEL, L.C.
Account Number : I20040000092
Phone : (813) 286-1700
Fax Number : (813) 286-3600

RECEIVED

05 FEB -3 PM 1:04

DIVISION OF CORPORATIONS

LIMITED LIABILITY COMPANY

Landlording 101 Property Management, LLC

Certificate of Status	0
Certified Copy	0
Page Count	-05 7
Estimated Charge	\$125.00

SECRET
TALLAHASSEE, FLORIDA

05 FEB -3 AM 9:07

FILED

Electronic Filing Menu

Corporate Filing

Public Access Help

H05000023282 3

50405

105000023282 3

ARTICLES OF ORGANIZATION
OF
Landlording 101 Property Management, LLC

EFFECTIVE DATE

2-2-05

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 Landlording 101 Property Management, LLC, ("company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the company: 14502 N. Dale Mabry Highway, Tampa, FL 33618.

ARTICLE III DURATION

The company shall commence its existence on the ^{2nd} day of ^{February} January, 2005. The company's existence shall be perpetual unless the company is dissolved earlier as provided in these articles of organization or in the regulations.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the state of Florida is Steven P. Riley, Esquire, 4805 West Laurel Street, Suite 230, Tampa, FL 33607.

ARTICLE V -- ADMISSION OF NEW MEMBERS

Except as set forth in the regulations, 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 of the members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by written consent.

Articles of Organization for Landlording 101 Property Management, LLC

Page 1 of

FILED
05 FEB -3 AM 9:07
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

105000023282 3

1105000023282 3

ARTICLE VI - MEMBERS' RIGHT TO CONTINUE BUSINESS

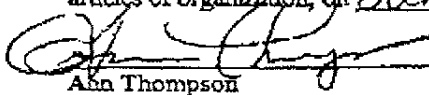
The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by majority vote of all the remaining members.

ARTICLE VII - MANAGEMENT

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 addresses of the members of the company are

1. Ann Thompson 14502 N. Dale Mabry Highway, Tampa, FL 33618
2. Alan Thompson 14502 N. Dale Mabry Highway, Tampa, FL 33618
3. Bryan M. Chavis 9525 Orange Grove Drive, Suite 9, Tampa, FL 33618
4. Melaney Chavis 9525 Orange Grove Drive, Suite 9, Tampa, FL 33618
5. Andrea Holtman 6161 Memorial Highway, Tampa, FL 33615

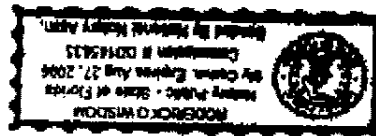
IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these articles of organization, on Jan 21, 2005.


Ann Thompson

Sworn to and subscribed before me this 21st day of January, 2005, by




Notary Public State of Florida



Personally Known

OR

Produced Identification 

Type of Identification Produced Florida Perennial
(Seal)

Articles of Organization for Landlording 101 Property Management, LLC

Page 2 of 7

1105000023282 3

8 11 5020 0N

MAY 12 2005

FILED

05 FEB -3 AM 9:07

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H05000023282 3

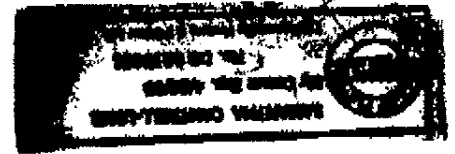

Bryan M. Chavis

Sworn to and subscribed before me this 21 day of January 2005 By


Notary Public State of Florida

Personally Known
OR
Produced Identification

Type of Identification Produced _____
(Seal)




Articles of Organization for Landlording 101 Property Management, LLC

Page 4

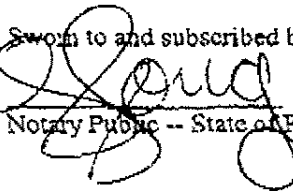
H05000023282 3

FILED
05 FEB -3 AM 9:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H05000023282 3

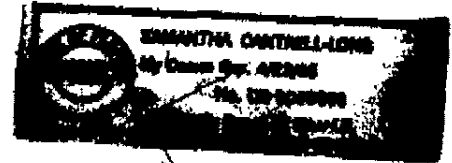

Melaney Chavis

Sworn to and subscribed before me this 21 day of January by


Notary Public -- State of Florida

Personally Known
OR
Produced Identification

Type of Identification Produced _____
(Seal)



Articles of Organization for Landlording 101 Property Management, LLC

Page 5 of 7

H05000023282 3

FILED

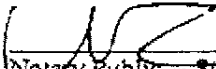
05 FEB -3 AM 9:07

SECRETARY OF STATE
TALLAHASSEE, FLORIDA


Andrea Holtman

1405000023282 3

Sworn to and subscribed before me this 21 day of January by


Notary Public -- State of Florida

Personally Known
OR
Produced Identification



Melaney Chavis
My Commission DD133624
Expires August 25, 2006

Type of Identification Produced _____
(Seal)

Articles of Organization for Landlording 101 Property Management, LLC

Page 6

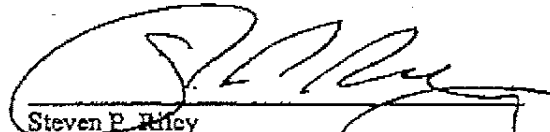
FILED
05 FEB -3 AM 9:07
TALLAHASSEE, FLORIDA

105000023282 3

41050000232823

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT.

I, Steven P. Riley, hereby accept designation as Registered Agent on this 21 day of JUN
2005.

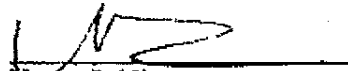

Steven P. Riley

State of Florida

County of Hillsborough

BEFORE ME, the undersigned authority, on this day personally appeared Steven P. Riley, known to me to be the person described in, and whose name is subscribed to the foregoing document, who on oath stated to me that he/she executed the same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME this the 21 day of June, 2005.


Notary Public

Notary Public in and for the

State of Florida

My Commission Expires:



Melvin Davis
My Commission DD133826
Expires August 25, 2006

FILED
05 FEB -3 AM 9:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

41050000232823