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2005 MAR 28 AN ID: 58

### TRANSMITTAL LETTER

**TO:** Business Filings

Office of the Secretary of State

SUBJECT: RAH Property Management, LLC

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

Please return all correspondence concerning this matter to the following:

Ruth Ann Hudson

RAH Property Management, LLC.

Guinevere Drive

Pensacola, FL 32514

For further information concerning this matter, please call:

David W. Hudson, CPA at (859)219-1601

STREET ADDRESS: Registration Section Division of Corporation 409 E. Gaines Street Tallahassee, FL 32399 MAILING ADDRESS: Registration Section Division of Corporation Post Office Box 6327 Tallahassee, FL 32314

Enclosed is a check for the following:

\$125.00 Filing Fee

# ARTICLES OF ORGANIZATION OF RAH PROPERTY MANAGEMENT, LLC

The undersigned member, Ruth Ann Hudson, on this  $1^{S+}$  day of February, 2005, executes these Articles of Organization for the purpose of forming and do hereby form a limited liability company in the State of Florida in accordance with the Florida Statutes and the following provisions.

#### ARTICLE I

#### NAME

The name of the limited liability company shall be "RAH PROPERTY MANAGEMENT, LLC."

# ARTICLE II

#### **ADDRESS**

The mailing address and street address of the principal office of the limited liability company is:

Principal Office Address:

4015 Guienevere Drive Pensacola, Florida 32514 Mailing Address:

Guipevere 4015 Guienevere Drive Pensacola, Florida 32514.

#### ARTICLE III

#### REGISTERED AGENT & REGISTERED OFFICE

The name and the Florida street address of the registered agent and office is:

Guine Vere Ruth Ann Hudson
4015 Guienevere Drive
Pensacola, Florida 32514

#### ARTICLE IV

#### MANAGEMENT

The affairs of the limited liability company are to be managed by its member.

The limited liability company has only one member.

GuiNevere

Ruth Ann Hudson 4015 Guienewere Drive Pensacola, FL 32514

# ARTICLE V

#### **PURPOSE**

The limited liability company's purpose is to engage in any lawful business including, but not limited to, providing rental property management; provided however, that such services shall be rendered only through members, employees, or agents of the limited liability company; to invest the funds of this limited liability company in real estate, stocks, bonds, or any other type of investment, and to own real and personal property necessary for the rendering of those services which a rental property management may render; and to do all and everything necessary and proper for the accomplishment of any of the purposes or the attaining of any of the objectives or the furtherance of any of the purposes enumerated in these Articles or any amendment thereto, necessary or incidental to the protection and benefit of the limited liability company, and in general, either alone or in association with other limited liability companies, corporations, firms, or individuals, carry on any lawful pursuit necessary or incidental to the accomplishment of the purposes or the attainment of the objectives or the furtherance of such purposes or objectives of this limited liability company, and to carry on any other business in connection with any of the aforesaid purposes for which a Limited liability company may be formed under the provisions of the laws of the Florida Statutes. The limited liability company's purposes and powers may be carried out in any other State in which the limited liability company may qualify to do business.

#### **ARTICLE VI**

#### **DURATION**

The duration of the limited liability company shall be perpetual.

#### ARTICLE VII

The private property of the limited liability company members shall not be liable for any debts, liabilities, or obligations of the limited liability company. The limited liability company shall reimburse the members for any expenses incurred on behalf of the limited liability company.

This limited liability company shall have the following power:

- a) To conduct those activities outlined in Article V.
- b) To borrow money without limitation as the amount of indebtedness.
- c) To buy, lease, hold and exercise all privileges of ownership, over such real or personal property as may be necessary or convenient for the conducting and operating of the business.
- d) To draw, make, accept, endorse, guarantee, execute and issue promissory notes, bills of exchange, drafts, warrants, certificates, and all kinds of obligations and negotiable or transferable instruments for any purpose to further the objectives for which the limited liability company is formed. Also, to give a lien on any of the limited liability company's property as security for any of the obligations listed above.
- e) To acquire, own and develop any interest in patents, trademarks, and copyrights connected with incidental to the business of the limited liability company.
- f) To do and perform all acts which are lawful and which are calculated, directly or indirectly, to promote the interest of this limited liability company or enhance its value; it being understood, however, and expressly provided, that the foregoing enumeration of specific powers may not be held to limit in any manner the general powers of the limited liability company; and this limited liability company, in addition to those set out above, is given all powers granted to it by the laws of the Florida Statutes.

# ARTICLE 8 **DEFINITIONS**

- 10.1 Agreement. The "Agreement" is this Agreement as amended from time to time. The Agreement will include all schedules as they may be amended from time to time.
- 10.2 Net Cash Flow. "Net Cash Flow" is the Company's taxable income from normal operations, increased by any depreciation or depletion deductions taken into account in computing taxable income and any nontaxable income or receipts (other than capital contributions and the proceeds of any Company borrowings) and reduced by any principal payments on any Company debts and expenditures to acquire or improve Company assets. Net Cash Flow shall not include any extraordinary income items or income items derived in the winding up of the Company.
- 10.3 Member. A "Member" is an owner pursuant to the terms of this Agreement.
  - **10.4** *Company.* The "Company" is RAH PROPERTY MANAGEMENT, LLC.

IN WITNESS WHEREOF, the Member has entered into this Agreement and has set their hands, as of the date first written above.

This instrument prepared by:

Financial Concepts, Inc. David W. Hudson, CPA

3306 Clays Mill Road, Suite 102

and W. Hudson, CPA

Lexington, Kentucky 40503

(859) 219-1601

IN TESTIMONY WHEREOF, the undersigned has executed these Articles of Organization and hereby swears that she has read the foregoing Articles and the statements therein are true and correct to the best of his knowledge and belief.

RAH PROPERTY MANAGEMENT, LLC

BY: <u>furt ann Hudson</u> 2/23/05 Ruth Ann Hudson, 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.)

#### REGISTERED AGENT SIGNATURE

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, F.S.

Ruth Ann Hudson, Registered Agent

This instrument prepared by:

Dand W. Hudom, CPA

Financial Concepts, Inc. David W. Hudson, CPA 3306 Clays Mill Rd.

Suite 102

Lexington, Kentucky 40503

(859) 219-1601