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J. BRYAN MAR 15 2006

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: ART Property Management, 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:

Deborah Rose Tracy, Esq.

(Name of Person)

Law Offices of Deborah Rose Tracy, P.A.

(Firm/Company)

Post Office Box 101

(Address)

Valrico, FL 33595-0101

(City/State and Zip Code)

For further information concerning this matter, please call:

Deborah Tracy

(Name of Person)

at (813) 684-6171

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

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(additional copy is enclosed) | <input type="checkbox"/> \$160.00 Filing Fee,
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Mailing Address

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

Street/Courier Address

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

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ARTICLES OF ORGANIZATION OF
ART PROPERTY MANAGEMENT, LLC

We, the undersigned, who intend to form and create a Limited Liability Company, as defined in Section 608 of the Florida Statutes, do hereby state and certify the following.

Article I - Name of limited liability company.

The name of the Limited Liability Company shall be ART PROPERTY MANAGEMENT, LLC.

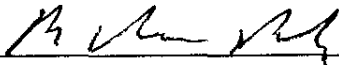
Article II - Location of company office and mailing address

The street address of the principal office of the company is 2240 Lithia Center Lane, Valrico, FL 33594. The mailing address is Post Office Box 1592, Brandon, FL 33509.

Article III - Registered Agent Name and Address

The name and the Florida street address of the registered agent are B. Mitchell Burley, 2240 Lithia Center Lane, Valrico, FL 33594.

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
B. Mitchell Burley

Article IV - Manager or Managing Member

The management of the company will be vested in its manager(s), the number of which shall be determined by a majority of the Members holding voting interests, provided, however, the number of managers shall be no less than one (1) and no more than six (6), each of whom may be a member of the company, appointed as designated in accordance with the terms of the company's operating agreement. The initial Manager shall be B. Mitchell Burley a/k/a Mitch Burley, 2240 Lithia Center Lane, Valrico, FL 33594, who is a member of the Company.

Article V – Purpose and duration of company.

The purpose for which the company is formed is to engage in any lawful acts or activities for which limited liability companies may be formed under Section 608 of the Florida Statutes or any successor statute. The company shall have the authority to do all things necessary or appropriate to accomplish and operate its business as described in this Article, including, but not limited to such powers set forth in Section 608.404 of the Florida Statutes, as amended from time to time. The company shall have a perpetual existence.

Article VI - Restrictions on Member's Transferability

Except as otherwise permitted by this Article or the Operating Agreement, a new Member may be admitted into the Company only if: (i) all of the Members holding voting interests unanimously approve of such admission; and (ii) said new Member executes such instruments as said Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted to be bound by all of the covenants, terms and conditions of the Operating Agreement then in effect. A Member may not seek to withdraw from the Company except in accordance with the provisions of the Operating Agreement. Members, without the prior written consent of all Members holding voting interests, may not transfer, assign, sell, give, pledge, hypothecate or otherwise encumber the Member's interest in the Company, and any attempt to do any of the foregoing without such prior written consent shall be null and void and of no effect. Transfer of a Member's interest pursuant to death, incapacitation or bankruptcy shall be subject to the restrictions set forth in the Operating Agreement.

Article VII - Continuation upon Event Constituting Termination

Upon the death, retirement or resignation of a member, provided that at least one voting member remains, the company shall continue operations unless a majority of the remaining voting members present and eligible to vote at a special meeting vote to terminate the business of the company. In the event of a dissolution of the company, the business affairs of the company shall continue to be governed by the terms of the operating agreement during the winding up of the company's business and affairs.

Article VIII – Treatment as a Partnership for IRS Purposes

Initially, and until otherwise designated by the vote of a majority of members of the company holding voting interests, the company elects to be treated as a partnership for federal income tax purposes.

Article IX - Amendments to the Articles

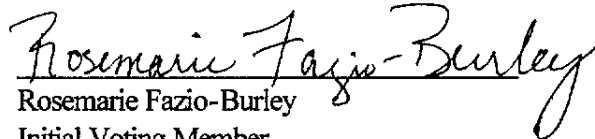
These Articles may be amended at any time by a majority vote of the Members of the Company entitled to vote or in the manner provided for in the Operating Agreement in effect at the time of the amendment. Such amendment shall be promptly filed with the Secretary of the State of Florida in accordance with the statutory requirements for a Limited Liability Company.

Acknowledgements

(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.)



B. Mitchell Burley
Initial Voting Member and Manager



Rosemarie Fazio-Burley
Initial Voting Member

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