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From:

Account Name : ROBERT L. PETERS P.A.
Account Number : T20010000049
Phone : (904) 491-0838
Fax Number : (904) 491-5989

FLORIDA/FOREIGN LIMITED LIABILITY CO

Oceanway Oaks, LLC

Certificate of Status	0
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Mar.29. 2006 3:37PM

No.9155 P. 3/4

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ARTICLES OF ORGANIZATION
OF
OCEANWAY OAKS, LLC

The undersigned, for the purpose of forming a limited liability company for profit under the laws of Florida, adopts the following Articles of Organization:

Article I

Name

Section 1.1. Name. The name of this limited liability company shall be Oceanway Oaks, LLC.

Article II

Principal Office and Mailing Address

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Section 2.1. Principal Office and Mailing Address. The principal office address of this limited liability company shall be and the mailing address is 3919 Cordova Avenue, Jacksonville, FL 32207.

Article III

Initial Registered Agent and Address

Section 3.1. Name and Address. The name and street address of the initial registered agent of this limited liability company are:

Robert L. Peters, P.A.
28 South 10th Street
Fernandina Beach, FL 32034

Article IV

Effective Date; Duration

Section 4.1. Effective Date. The existence of this limited liability company shall commence on the date these Articles are executed.

Section 4.2. Duration. This limited liability company shall terminate on the date set forth in its Operating Agreement.

Article V

Purposes

Section 5.1. Purposes. This limited liability company is organized for the purpose of owning and operating a mobile home park and the transacting of any or all lawful business permitted under the laws of the United States of America and of the State of Florida.

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Mar. 29. 2006 3:37PM

No. 9155 P. 2/4

((H06000083936 3)))

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Article VI
Admission of Additional Members

Section 6.1. Admission of Additional Members. The members may admit one or more additional members to the limited liability company. Admission of any such additional member shall require the unanimous written consent of all members then having an interest in the limited liability company.

Article VII
Management

Section 7.1. Management. The limited liability company is to be managed by the members in accordance with the Operating Agreement of the limited liability company.

Article VIII
Merger

Section 8.1. Approval Required for Merger. The approval of the members holding sixty percent (60%) or more of the interests in this limited liability company eligible to vote on any plan of merger or consolidation shall be required in every case, whether or not such approval is required by law.

Article IX
Operating Agreement

Section 9.1. Operating Agreement. The initial Operating Agreement of this limited liability company shall be adopted by the members. The Operating Agreement shall be adopted, altered, amended or repealed from time to time as provided in the Operating Agreement.

Article X
Amendment

Section 10.1. Amendment. The members, by vote of members holding a majority of the interests in the limited liability company, shall have the right to amend or repeal any provision contained in these Articles of Organization; provided, however, that it shall require a vote of members holding sixty percent (60%) or more of the interests in the limited liability company to amend or repeal Article VIII regarding merger.

Mar. 29. 2006 3:37PM

No. 9155 P. 4/4

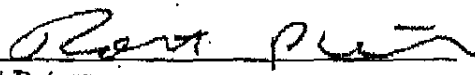
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IN WITNESS WHEREOF, the undersigned member has executed these Articles of Organization the 28th day of March, 2006.

2006 MAR 29 A 10:43

SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Robert Peters
28 South 10th Street
Fernandina Beach, FL 32034

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: Oceanway Oaks, LLC. .
2. The name and the Florida street address of the registered agent are: Robert L. Peters, 28 South 10th Street, Fernandina Beach, FL 32034.

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.


ROBERT L. PETERS