

10/26/22, 11:20 AM

Division of Corporations

Florida Department of State

Division of Corporations
Electronic Filing Cover Sheet**LD6000067741**

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.

(((H22000366675 3)))



H220003666753ABC4

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

To:

Division of Corporations
Fax Number : (850)617-6383

From:

Account Name : WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, PLLC
Account Number : 072720000266
Phone : (941)366-4800
Fax Number : (941)552-7141

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
VANGUARD REALTORS, LLC**

| | |
|-----------------------|---------|
| Certificate of Status | 0 |
| Certified Copy | 1 |
| Page Count | 01 |
| Estimated Charge | \$55.00 |

Electronic Filing Menu

Corporate Filing Menu

Help

OCT 26 2022
K. Brumley

H22000366675 3

STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: Vanguard Realtors, LLC

SECOND: The Florida Document Number of the limited liability company is: 106000067741

THIRD: The street address of the limited liability company's principal office is:

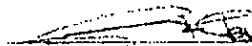
7350 POINT OF ROCKS ROAD
SARASOTA, FL 34242

The mailing address of the limited liability company's principal office is:

7350 POINT OF ROCKS ROAD
SARASOTA, FL 34242

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.
 - a. Granted to: EACH OF THE FOLLOWING, INDIVIDUALLY: BRIAN F. WATSON, ALEXANDER H. HAYS OR DANIEL L. PESHKIN, AS VICE PRESIDENTS OF THE COMPANY, ARE HEREBY AUTHORIZED, EMPOWERED, AND DIRECTED, ON BEHALF OF, AND IN THE NAME OF THE COMPANY, SOLELY RELATING TO ITS POSITION AS MANAGER OF COASTON HOMES, LLC, TO EXECUTE CONTRACTS, DEEDS AND CLOSING STATEMENTS TO ACQUIRE AND CONVEY REAL PROPERTY, EXECUTE NOTICE OF COMMENCEMENTS AND OTHER DOCUMENTS RELATED TO BUILDING PERMIT APPLICATIONS, AND ENTERING INTO SUBCONTRACT AGREEMENTS TO PURCHASE MATERIALS AND LABOR FOR COASTON HOMES, LLC. SUCH AUTHORITY SHALL EXIST WITHOUT JOINDER BY THE MANAGER OR ANY OTHER PERSON.
 - b. No authority granted to: BRIAN F. WATSON, ALEXANDER H. HAYS OR DANIEL L. PESHKIN, FOR ANY ACTIONS OTHER THAN AS SPECIFIED IN 1.A. ABOVE.
2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.
 - a. Granted to: EACH OF THE FOLLOWING, INDIVIDUALLY: BRIAN F. WATSON, ALEXANDER H. HAYS OR DANIEL L. PESHKIN, AS VICE PRESIDENTS OF THE COMPANY, ARE HEREBY AUTHORIZED, EMPOWERED, AND DIRECTED, ON BEHALF OF, AND IN THE NAME OF THE COMPANY, SOLELY RELATING TO ITS POSITION AS MANAGER OF COASTON HOMES, LLC, TO EXECUTE CONTRACTS, DEEDS AND CLOSING STATEMENTS TO ACQUIRE AND CONVEY REAL PROPERTY, EXECUTE NOTICE OF COMMENCEMENTS AND OTHER DOCUMENTS RELATED TO BUILDING PERMIT APPLICATIONS, AND ENTERING INTO SUBCONTRACT AGREEMENTS TO PURCHASE MATERIALS AND LABOR FOR COASTON HOMES, LLC. SUCH AUTHORITY SHALL EXIST WITHOUT JOINDER BY THE MANAGER OR ANY OTHER PERSON.
 - b. No authority granted to: BRIAN F. WATSON, ALEXANDER H. HAYS OR DANIEL L. PESHKIN, FOR ANY ACTIONS OTHER THAN AS SPECIFIED IN 2.A. ABOVE.


Signature of authorized representative

JOHN R. PESHKIN, As its Manager
Typed or printed name of signature

Filing Fee: \$25.00
Certified Copy: \$30.00 (optional)

CR2E138 (2/14)

H22000366675 3

APPROVED
AND
FILED

2022 OCT 26 AM 8:11

FILED
CLERK OF DISTRICT
CLERK OF DISTRICT
CLERK OF DISTRICT