

L07000009815

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



200085588412

01/25/07--01028--015 \*\*125.00

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 JAN 25 PM 3:16

J. BRYAN JAN 26 2007

## TRANSMITTAL LETTER

Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 323011-

**SUBJECT: South Walton Real Estate Company, L.L.C.**

The enclosed Articles of Organization of South Walton Real Estate Company, L.L.C. and check in the amount of \$125.00 are submitted for filing.

Please return all correspondence concerning this matter to the following:

Alison Hand  
543 Highway 98  
Suite 103  
Destin, FL 32541

For further information concerning this matter, please call Alison Hand at (850) 650-0077.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 JAN 25 PM 3:16

**ARTICLES OF ORGANIZATION**  
**OF**  
**SOUTH WALTON REAL ESTATE COMPANY, L.L.C.**

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes (the "Florida Limited Liability Company Act"), for the purpose of forming a Limited Liability Company under the laws of the State of Florida, does hereby set forth the following:

**ARTICLE I**

**NAME**

The name of the limited liability company shall be **South Walton Real Estate Company, L.L.C.**, (hereinafter referred to as the "Company").

**ARTICLE II**

**ADDRESS OF PLACE OF BUSINESS**

The Company's principal place and of business and mailing address shall be 3524 Burnt Pine Lane, Destin, FL 32550, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the members.

**ARTICLE III**

**DURATION**

The period of duration of the Company shall be perpetual, and shall be from the date of filing of its Articles of Organization until the first to occur of the following:

(1) Dissolution of the Company pursuant to the provisions of the Florida Limited Liability Company Act; or

FILED STATE  
SECRETARY OF CORPORATIONS  
07 JAN 25 PM 3:16

- (2) By the written agreement of a majority in capital interest of the Members.

#### ARTICLE IV

##### MEMBERS

The Company shall have at least one (1) Member, and may admit additional members upon the prior unanimous written agreement of the then existing Members, or as otherwise provided in the Operating Agreement. The initial sole Member shall be Bradley Vroon, whose address is 3524 Burnt Pine Lane, Destin, FL 32550.

#### ARTICLE V

##### PROFITS AND LOSSES

(a) **Sharing of Profits.** The members shall be entitled to the net profits arising from the operation of the Company business that remain after the payment of the expenses of conducting the business of the Company. Each member shall be entitled to the distributed share of the profits specified in accordance with the percentage of membership interests that each member owns related to the total membership interests outstanding.

(b) **Losses.** All losses that occur in the operation of the Company business and the profits of the business, or, if such sources are insufficient to cover such losses, by the members in accordance with the percentage of membership interests that each member owns related to the total membership interests outstanding.

#### ARTICLE VI

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 JAN 25 PM 3:16

## **MANAGEMENT**

The Company shall be managed by the managing members; however, all of the following shall require a fifty-one percent (51%) vote from the members:

- a. assigning property to creditors or other assignees;
- b. confessing a judgment;
- c. submitting a claim to arbitration;
- d. executing and delivering any debt instruments;
- e. conveying real or personal property of South Walton Real Estate Company, L.L.C.;
- f. pledging a member's membership interests to individuals or entities outside of South Walton Real Estate Company, L.L.C.;
- g. disposing of the goodwill of the company.

The name and address of the managing member is as follows:

Bradley Vroon, 3524 Burnt Pine Lane, Destin, FL 32550.

## **ARTICLE VII**

### **INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the Company is 3524 Burnt Pine Lane, Destin, FL 32550, and the name of its initial registered agent at such address is Bradley Vroon.

The undersigned being an original member of the Company, hereby certifies that the foregoing constitute the Articles of Organization of South Walton Real Estate Company,

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 JAN 25 PM 3:16

L.L.C.

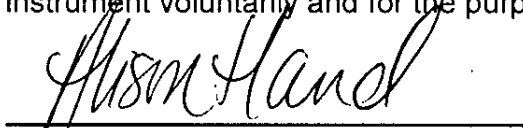
Executed by the undersigned on the 24th of January, 2007.



Bradley Vroon

**STATE OF:** Florida  
**COUNTY OF:** Okaloosa

Before me, the undersigned authority, personally appeared Bradley Vroon, who is personally known to me, being first duly sworn, states that he executed the foregoing instrument voluntarily and for the purposes therein stated this 24<sup>th</sup> day of January, 2007.



Notary Public

My Commission Expires:  
(Seal)



FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 JAN 25 PM 3:16

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-stated limited liability company at the place designated in these Articles, I hereby agree to act in this capacity, and further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Dated this 24<sup>th</sup> day of January, 2007.

  
\_\_\_\_\_  
Bradley Vroon

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 JAN 25 PM 3:16