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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Condominium Community Concepts 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:

Stephen R Sametz
(Name of Person)
Condominium Community Concepts LLC
(Firm/Company)
4041 Indian Bayou N
(Address)
Deerfield, FL 32541
(City/State and Zip Code)

For further information concerning this matter, please call:

Steve Sametz at (850) 543 0003
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☒ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

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

**ARTICLES OF ORGANIZATION
OF
Condominium & Community Concepts, L.L.C.**

SECRETARY
DIVISION OF CORPORATIONS
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THE UNDERSIGNED, pursuant to the provisions of chapter 608 of the Florida Statutes, hereby certifies that the persons named herein have associated themselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, writes, privileges and immunities of limited liability companies for profit. It is further declared that the following Articles shall be the Charter and authority for the conduct of business of such limited liability company.

**ARTICLE I
NAME**

The name of the limited liability company shall be **Condominium & Community Concepts , L.L.C.**

**ARTICLE II
PURPOSE**

The purpose of this limited liability company is for the purpose of engaging in the management of Condominium and Community Associations in accordance with F.S. Chapters 718, 719 and 720 of the Condominium Act, including but not limited to providing professional management through licensed Florida CAM managers, accounting services, consulting services and all transactions in connection there with and for all other legal purposes in the United States and the State in which it does business.

**ARTICLE III
DURATION**

The period of duration for this limited liability company shall be perpetual or until dissolved in the manner provided by law, or as provided in the Regulations of this company. In the event of death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates continual membership of a member in the company, the company shall be dissolved unless the remaining members, by a majority vote, elect to continue the business of the company.

**ARTICLE IV
COMPANY ADDRESS;
REGISTERED OFFICE ADDRESS;
REGISTERED AGENT**

The mailing address and street address of the principal office of this limited liability company is 4041 Indian Bayou N, Destin, Florida 32541. The name of its initial registered agent at such address is Stephen R. Sametz.

ARTICLE V RESTRICTIONS ON MEMBERSHIP

The members shall have the right to admit new members in such a manner set forth in the Regulations. Contributions required of new members shall be determined by the then current members as of the time of admission of new members to the limited liability company.

A member's interest in the limited liability company may be sold or otherwise transferred only as provided for in the Regulations and only after compliance with the right of first refusal contained in the Regulations. In the event an assignment or transfer is not approved by the unanimous written consent of the non-transferring members, the assignee or transferee of any such membership interest shall have no right to participate in the management of the business and affairs of the company nor to become a member therein. In such event, the assignee or transferee shall be entitled to receive only the share profits or other compensation by way of income and return of contributions to which the transferring member would otherwise be entitled.

ARTICLE VI MANAGEMENT

Management of this limited liability company shall be vested in its members whose names and addresses are as follows:

Stephen R. Sametz 4041 Indian Bayou N, Destin FL 32541

Stephen R. Sametz, has been designated as the MANAGING MEMBER with the authority to exercise all powers typically exercised by the President of a business corporation including the specific power to appoint such other officers of this limited liability company as said Managing Member deems appropriate. The initial term of the Managing Member shall be perpetual. No debt may be contracted nor contractual liability incurred by or on behalf of the company by any member other than the Managing Member.

**ARTICLE VII
LIMITED LIABILITY COMPANY REGULATIONS**

The power to adopt, alter, amended or repeal the Regulations governing this limited liability company shall be vested in its members.

IN WITNESS WHEREOF, the undersigned Managing Member hereby certifies that the foregoing constitutes the Articles of Organization. These Articles of Organization were executed by the undersigned at Okaloosa County, Florida on July 06, 2007.



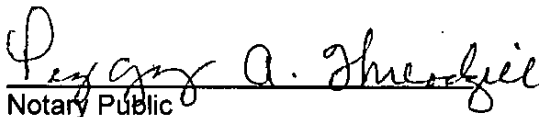
Stephen R. Sametz, Managing Member

STATE OF FLORIDA

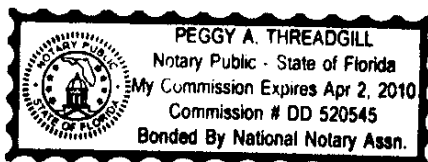
COUNTY OF OKALOOSA

On this 07th day of July, 2007, before me personally appeared Stephen R. Sametz, the Managing Member of **Condominium & Community Concepts L.L.C.**, a Florida Limited Liability Company to be formed, to me personally known to be the person who executed the foregoing, and acknowledge before me that he executed the same for the purposes expressed therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in the County and State aforesaid.


Notary Public

My Commission Expires:



DESIGNATION A REGISTERED AGENT

Pursuant to section 608.407(d), Florida Statutes, the following is submitted;

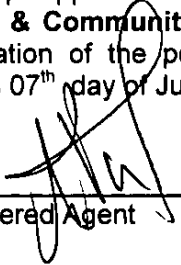
Condominium & Community Concepts L.L.C., a limited liability company duly organized and existing under the laws of the State of Florida with its principal offices indicated in the Articles of Organization in Okaloosa County, Florida, has named:

Stephen R. Sametz
4041 Indian Bayou N
Destin, Florida 32541

as its registered agent to accept service of process in the State.

ACCEPTANCE BY THE REGISTERED AGENT

I, Stephen R. Sametz, hereby accept appointment as Registered Agent for the Limited Liability Company, **Condominium & Community Concepts L.L.C.**, and do hereby understand and accept the obligation of the position, and acknowledge my acceptance with my signature below on this 07th day of July, 2007.



Registered Agent