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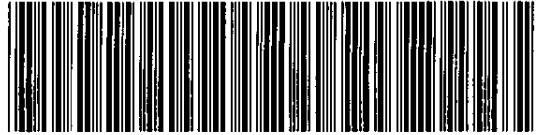
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## COVER LETTER

**TO: Registration Section  
Division of Corporations**

**SUBJECT: OLD KINGS CONDO L.L.C.**  
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:

Gregory A. Johnston

Name of Person

OLD KINGS CONDO L.L.C.

Firm/Company

3423 N. Oceanshore Blvd.

Address

Flagler Beach, Florida 32136

City/State and Zip Code

gaj8008@yahoo.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Gregory A. Johnston

Name of Person

at (

386)

445-5403

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

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**ARTICLES OF ORGANIZATION  
FOR  
OLD KINGS CONDO L.L.C.**

A Florida Limited Liability Company

The undersigned, an authorized representative of a Member, desiring to form a Limited Liability Company under and pursuant to Florida Statute 608, entitled the Florida Limited Liability Company Act, does hereby adopt the following ARTICLES OF ORGANIZATION for such company:

**ARTICLE I – NAME**

The name of this company shall be OLD KINGS CONDO L.L.C. ("Company").

**ARTICLE II – DURATION/CONTINUATION**

The duration of this limited liability company is perpetual from the date of commencement of the limited liability company's existence. The date and time of commencement of the limited liability company's existence is the time of filing of its original ARTICLES OF ORGANIZATION by the Department of State of the State of Florida.

**ARTICLE III – ADDRESS OF PRINCIPAL OFFICE**

The street and mailing address is 3423 North Oceanshore Blvd., Flagler Beach, FL. 32136.

**ARTICLE IV – REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent and office for this company is as follows: Gregory A. Johnston, 3423 North Oceanshore Blvd., Flagler Beach, FL. 32136.

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.

  
\_\_\_\_\_  
GREGORY A. JOHNSTON  
REGISTERED AGENT

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## **ARTICLE V – MEMBERS**

The initial members of the limited liability company are as follows:

MGRM	Gregory A. Johnston	3423 N. Oceanshore Blvd. Flagler Beach, FL. 32136
	Margaret W. Johnston	3423 N. Oceanshore Blvd. Flagler Beach, FL. 32136
	Garett T. Johnston	3423 N. Oceanshore Blvd. Flagler Beach, FL. 32136
	Kacie T. Johnston	3423 N. Oceanshore Blvd. Flagler Beach, FL. 32136

## **ARTICLE VI – ADMISSION OF ADDITIONAL MEMBERS**

Additional Members may be admitted upon approval of all of the Members of the Company in the manner set forth in the regulations of this Company.

## **ARTICLE VII – MANAGEMENT**

The business of the Company shall be managed by a manager or managers and is, therefore, a manager-managed Company. The manager is as follows:

	<b><u>Name</u></b>	<b><u>Address</u></b>
MGRM	Gregory A. Johnston	3423 N. Oceanshore Blvd. Flagler Beach, FL. 32136

## **ARTICLE VIII – AMENDMENT**

Any amendments to these Articles of Organization shall be on such form prescribed by the Secretary of State of the State of Florida containing such terms and provisions as consistent with Florida Statute 608 as shall be prescribed by the Department of State, and shall be signed and sworn to by all Members of the Company. In the event a new Member is added by such amendment, it shall be also signed by the member to be added.

## **ARTICLE IX – INDEMNIFICATION**

Each individual or entity who is or was a member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or

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entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred by this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Regulations of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

#### **ARTICLE X – ADOPTION OF OPERATING AGREEMENT**

The Company may adopt an Operating Agreement for the Company, which Operating Agreement may contain any provision for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 608, Florida Statutes.

#### **ARTICLE XI – INFORMAL ACTION OF MEMBERS**

Any action of the Members may be taken without a meeting if consent in writing setting forth the action so taken is signed by all Members who would be entitled to vote upon such action at a meeting.

IN WITNESS WHEREOF, the undersigned, as the Managing Member has hereunto set his hand and seal this 9<sup>TH</sup> day of FEBRUARY, 2010.

  
\_\_\_\_\_  
GREGORY A. JOHNSTON  
Managing Member

(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.)