

L11000113051

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

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A. LUNT

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TALLAHASSEE, FLORIDA

2014 FEB 24 AM 6:22

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FLORIDA DEPARTMENT OF STATE  
Division of Corporations

January 10, 2014

HARVEY SCHNEIDER, ESQ  
1300 N. FEDERAL HWY STE 106  
BOCA RATON, FL 33432

SUBJECT: BOCA VALLEY JV 1, LLC.  
Ref. Number: L11000113051

We have received your document for BOCA VALLEY JV 1, LLC. and your check(s) totaling \$25.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective January 1, 2014, all limited liability company forms must be submitted in accordance with the Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

There was no amendment attached.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Agnes Lunt  
Regulatory Specialist II

Letter Number: 214A00000601

# NPLAW

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Harvey R. Schneider, P.A.  
1300 North Federal Highway  
Suite 106  
Boca Raton, FL 33432

O: 561 391 9199  
F: 561 391 9198  
C: 561 789 0282  
harvey@nplegal.net

January 20, 2014

Florida Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

Re: Boca Valley JV 1, LLC

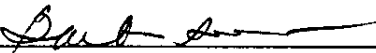
Dear Sir or Madam:

Enclosed herewith please find document with Addendum with regard to the above referenced.

If you have any questions, please do not hesitate to contact me.

Thank you.

Very Truly Yours,  
NP Law

By:   
Barbara Schneider, Legal Assistant to  
Harvey Schneider, Esq.

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Boca Valley JV1, LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Harvey Schneider, Esq.

Name of Person

NP LAW

Firm/Company

1300 No Federal Hwy / Ste 106

Address

Boca Raton, FL 33432

City/State and Zip Code

johnbocavalley@aol.com

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

For further information concerning this matter, please call:

Harvey Schneider, Esq.

Name of Person

at ( 561 ) 391 9199

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> \$25.00 Filing Fee | <input type="checkbox"/> \$30.00 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$55.00 Filing Fee &<br>Certified Copy<br>(additional copy is enclosed) | <input type="checkbox"/> \$60.00 Filing Fee,<br>Certificate of Status &<br>Certified Copy<br>(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 AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF**

**Boca Valley JV 1, LLC**

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 10/3/2011 and assigned  
Florida document number L11000113051.

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

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CLERK OF STATE  
TALLAHASSEE, FLORIDA

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent:

New Registered Office Address:

*Enter Florida street address*

Florida

City

Zip Code

**New Registered Agent's Signature, if changing Registered Agent:**

*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 relative 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, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

If Changing Registered Agent, Signature of New Registered Agent

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager

MGRM = Managing Member

| <u>Title</u> | <u>Name</u> | <u>Address</u> | <u>Type of Action</u>           |
|--------------|-------------|----------------|---------------------------------|
|              |             |                | <input type="checkbox"/> Add    |
|              |             |                | <input type="checkbox"/> Remove |
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

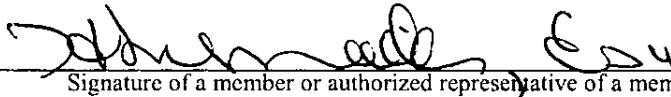
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D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

See Amendment to Articles of Organization attached hereto.

Dated December 23, 2013



Signature of a member or authorized representative of a member

Harvey Schneider, Esq.

Typed or printed name of signee

Page 3 of 3

Filing Fee: \$25.00

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**AMENDMENT TO  
ARTICLES OF ORGANIZATION OF  
BOCA VALLEY JV 1, LLC., A FLORIDA LIMITED LIABILITY COMPANY**

Article VIII is hereby added to the Articles of Organization of this Company, as follows and shall control over Article VII which was added by amendment.

**ARTICLE VIII**

1. The sole dual purpose of this limited liability company ("Dual Purpose Entity") shall be the ownership, operation, management and maintenance of residential real property, and improvements situated thereon, which are legally described on **EXHIBIT 'A'** attached hereto, ("Property"), and this Dual Purpose Entity shall be restricted, and hereby covenants and agrees, as follows:

(a) not to engage in any business or activity whatsoever other than the ownership, operation and maintenance of the Property, and activities which would be necessarily ancillary thereto;

(b) not to acquire or own any material assets other than (i) the Property, and (ii) such incidental personal property as may be necessary or appropriate for the use and operation of the Property;

(c) not to incur any debt other than (i) the indebtedness held by the "Holders" (as defined below) secured by the Property ("Mortgage Indebtedness"), and (ii) liabilities incurred by this Dual Purpose Entity relating to the ownership and operation of the Property;

(d) not to merge into or consolidate with any person or entity or dissolve, terminate or liquidate in whole or in part, transfer or otherwise dispose of all or substantially all of its assets, stock or change its legal structure, while the Mortgage Indebtedness is outstanding without in each case the prior written consent of any and all holders of the Mortgage Indebtedness ("Holders");

(e) to preserve its existence as an entity duly organized and validly existing under the laws of the State of Florida and, without the prior written consent of the Holders, not to amend, modify, terminate or fail to comply with the provisions of the "Organizational Documents" (as defined below) of this Dual Purpose Entity, as the same may be further amended or supplemented, if such amendment, modification, termination or failure to comply would materially adversely affect the ability of this Dual Purpose Entity to perform its obligations hereunder, under the Mortgage Indebtedness Note or under any of the other loan documents (collectively "Loan Documents") which relate to and/or evidence/secure the Mortgage Indebtedness. For purposes of this Amendment, the "Organizational Documents" of this Dual Purpose Entity shall mean all documents evidencing and/or relating to the formation of this company and the continued existence and good standing of this company;

(f) not own any subsidiary or make any investment in, any person or entity without the consent of the Holders.

2. This Dual Purpose Entity shall be further restricted and/or required, and further covenants and agrees, as follows, until the Mortgage Indebtedness is fully satisfied of record:

(a) to maintain books and records separate from any other person or entity;

(b) to maintain its accounts separate from any other person or entity;

(c) not to commingle assets with those of any other person or entity;

(d) to maintain financial statements separate from any other person or entity;

(e) to pay its own liabilities out of its own funds;

(f) to observe all corporate formalities;

(g) to maintain an arm's length relationship with its members, managers, managing members and any affiliates;

(h) not to guarantee or become obligated for the debts of any other person or entity person or hold out its credit as being available to satisfy the obligations of others;

(i) not to acquire obligations or securities of its members;

(j) to use separate stationery, invoices, and checks;

(k) not to pledge its assets for the benefit of any other person or entity or make any loans or advances to any person or entity;

(l) to hold itself out solely as a separate Dual Purpose Entity;

(m) to correct any known misunderstanding regarding its separate identity;

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TALLAHASSEE, FLORIDA

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- (n) not to make any changes to the structure of its current management or ownership, and
- (o) not to sell the Dual Purpose Entity or any interest therein.

3. The unanimous consent of all of the members, managing members or managers, as the case may be of the Dual Purpose Entity as well as the prior written consent of the Holders shall be required to:

- (a) file, or consent to the filing of, a bankruptcy or insolvency petition or otherwise institute insolvency proceedings;
- (b) dissolve, liquidate, consolidate, merge, or sell all or substantially all of the assets of this company;
- (c) engage in any other business activity; or
- (d) amend the Organizational Documents of this Dual Purpose Entity.

4. To the maximum extent permitted by law, upon the occurrence of any event which will terminate this Dual Purpose Entity (as may be provided in the Organizational Documents of this Dual Purpose Entity), a vote of the majority of the remaining members shall be sufficient to continue the life of this Dual Purpose Entity. In the event a majority vote to continue the life of this Dual Purpose Entity is not obtained, no asset of this Dual Purpose Entity that is collateral or that secures the Mortgage Indebtedness may be sold, transferred, conveyed, liquidated or otherwise disposed of (except as permitted under the Loan Documents) without the consent of the Holders. The Holders may continue to exercise all of their rights under the Loan Documents and shall be entitled to retain its lien on the Property until the Mortgage Indebtedness has been paid in full or otherwise discharged and satisfied of record.

5. To the extent this Article conflicts with any other provisions of the Organizational Documents of the company or any other documents pertaining to this company or any other organizational or formation document of this Dual Purpose Entity, this Article shall control.

**EXHIBIT 'A'**  
**[LEGALS]**

**PARCEL 1:**

Lot 60, of Candlewood, according to the Plat thereof recorded in Plat Book 57, Page 1, of the public records of Palm Beach County, Florida the street address of which is 3830 Candlewood Court, Boca Raton, FL 33487

**PARCEL 2:**

Lot 12, Block 14, Holiday City at Boca Raton 4, PB 33, PG 9, Palm Beach County public records the street address of which is 4699 Baldrice Street, Boca Raton, FL 33428