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Division of Corporations

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Florida Department of State
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VM PROPERTY HOLDINGS, LLC

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**AMENDED & RESTATED
ARTICLES OF ORGANIZATION
OF
VM PROPERTY HOLDINGS, LLC**

The undersigned hereby submits these Amended and Restated Articles of Organization ("*A/R Articles of Organization*") which amends and restates in the entirety those Articles of Organization filed July 30, 2012 ("*Original Articles of Organization*") of VM Property Holdings, LLC, a Florida limited liability company, and the same is submitted under the Florida Revised Limited Liability Company Act, Chapter 605, *Florida Statutes*, to be made effective as of the date of filing.

ARTICLE I- Name:

The name of the limited liability company formed effective as of July 30, 2012, pursuant to the filing of the Original Articles of Organization is VM Property Holdings, LLC, a Florida limited liability company (the "*Company*").

ARTICLE II - Address:

The mailing address and the street address of the principal office of the Company is 3999 W. First St., Sanford, FL 32771.

ARTICLE III - Duration:

The period of duration for the Company shall be perpetual, unless dissolved by agreement of the members of the Company.

ARTICLE IV - Management:

The Company shall be manager-managed by managers elected from time by the members of the Company. The name and address of the managers of the Company as of the date of this A/R Articles of Organization are: (i) Maronda Homes, Inc. of Florida, 3999 W. First St., Sanford, FL 32771; and (i) Ronald W. Wolf, 1383 St. Route 30, Clinton, PA 15026 (individually, each a "**Manager**" and collectively, the "**Managers**"). Except as otherwise designated in writing by either Manager or in accordance with the terms of an operating agreement, each of the Managers is independently authorized in the name of and on behalf of the Company to execute and deliver any and all instruments, certificates or other documents, and is individually authorized to do, or cause to be done, any and all such other acts and things as, in the opinion of such Manager, may be necessary, appropriate or desirable in order to enable the Company to fully and promptly carry out the purposes of the Company. The signature of either Manager shall be sufficient to bind the Company.

ARTICLE V- Ratification of Past Acts:

Any and all actions taken by either Manager on behalf of the Company under any other title or capacity prior to the date of these A/R Articles of Organization are hereby ratified, approved, and adopted as the acts and deeds of the Company.

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ARTICLE VI- Initial Registered Agent and Office:

The initial registered agent for the Company shall be Scott Howard, and the street address of the Company's registered agent is 3999 W. First St., Sanford, FL 32771.

Rest of page intentionally left blank. Signature pages follow.

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"Manager"

Maronda Homes, Inc. of Florida

By:

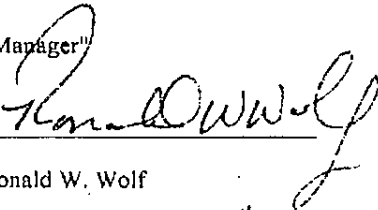
Scott Howard, Authorized Representative

Dated as of February 12, 2016

In accordance with section 605.0203(1)(b), *Florida Statutes*, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, *Florida Statutes*.

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"Manager"


Ronald W. Wolf

Dated as of February 11th, 2016

In accordance with section 605.0203(1)(b), *Florida Statutes*, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, *Florida Statutes*.

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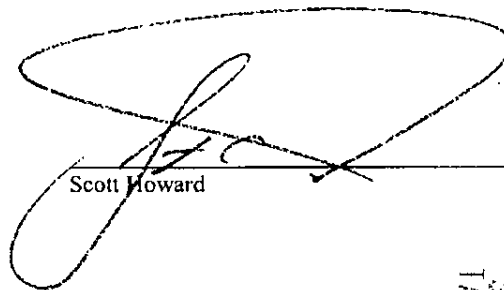
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415, *Florida Statutes*, VM Property Holdings, LLC submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the limited liability company is VM Property Holdings, LLC.
2. The registered agent for the Company as of the date below is Scott Howard, and the street address of the Company's registered agent is 3999 W. First St., Sanford, FL 32771.

Having been named as registered agent and to accept service of process for the above-named limited liability company at the place designated in this certificate, the undersigned, by and through its duly elected officer, hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of the position as registered agent.

DATED February 12 2016.



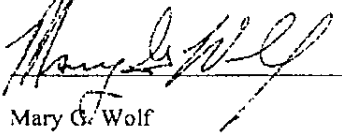
Scott Howard

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Mary G. Wolf does hereby join in and consent to the terms and conditions of this A/R Articles of Organization.


Mary G. Wolf

Dated as of February 11th, 2016

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Subject Amended and Restated Articles for VM Property Holdings, LLC

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