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TALLAHASSEE, FLORIDA

B. BOSTICK

JUN 25 2013

EXAMINER

JERRY B. WELLS, P.L.

Professional Limited Liability Company
ATTORNEY AT LAW

511 S. Ridgewood Avenue
Daytona Beach, FL 32114
Phone: (386) 253-3676

Facsimile: (386) 248-0724
Web Site: jerrybwells.com

TRANSMITTAL LETTER

TO: Florida Department of State
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314
(850) 245-6051

DATE: June 20, 2013

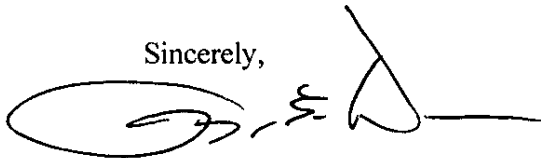
Subject: HIGHLINE PROPERTY MANAGEMENT, LLC

Enclosed are an original and one copy of the Articles of Organization and a check for \$155.00 for the following:

1. \$100.00 filing fee.
2. \$25.00 for Registered Agent Fee.
3. \$30.00 for a Certified Copy of Record.

I also enclose a stamped, self-addressed envelope for your use in mailing the certified copy of the Article of Organization to me. Thank you.

Sincerely,



Jerry B. Wells, Esquire

ds
Enclosures

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**ARTICLES OF ORGANIZATION
OF
HIGHLINE PROPERTY MANAGEMENT, LLC**

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The undersigned subscribers to these Articles of Organization are natural persons competent to contract and they hereby form a limited liability company under the laws of the State of Florida.

ARTICLE I - NAME

The name of this company is **HIGHLINE PROPERTY MANAGEMENT, LLC**

ARTICLE II - DURATION

This term of the company shall commence on the date the Articles of Organization are filed with the Secretary of State of the State of Florida and shall continue thereafter until June 1, 2043, or unless earlier dissolved in accordance with the provisions of Florida law or operating agreement of the company.

ARTICLE III - PURPOSE

This Limited Liability Company is created for the purpose of transacting any legal business as may be agreed on by the members.

ARTICLE IV – PLACE OF BUSINESS

The principal place of business of this Limited Liability Company shall be 98 North Beach Street, Ormond Beach Florida 32174, and such other place or places as the members from time to time may determine.

ARTICLE V – REGISTERED AGENT

The name and address of the initial Registered Agent of the company shall be JERRY B. WELLS, 511 South Ridgewood Avenue, Daytona Beach, FL 32114.

ARTICLE VI – MEMBERS

The Company shall have four members who shall be as follows:

<u>NAME</u>	<u>ADDRESS</u>
JERRY B. WELLS and JENNIFER CONE-WELLS, as Tenants by the Entirety	98 North Beach Street Ormond Beach, FL 32174
DR. JAY RUST and MELYNNE MOORE RUST, as Tenants by the Entirety	94 North Beach Street Ormond Beach, FL 32174

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After the date of the formation of the company, any person or entity acceptable to the members by their unanimous vote thereof may become a member of this company either by the issuance of the company of membership interest for such consideration as the members by their unanimous vote shall determine, or as a transferee of a member's membership interest or any portion thereof, subject to the terms and conditions of the operating agreement of the company.

ARTICLE VII – CONTINUATION OF BUSINESS

In the event of death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the remaining members of the limited liability company reserve the right to continue the business of the company upon the consent of all remaining members within ninety days of the withdrawal event, provided that at all times there remain at least

two remaining members.

ARTICLE VIII – MANAGEMENT OF THE COMPANY

The Limited Liability Company is to be managed by the members or such persons as may be designated or appointed by the members as managers. The names and addresses of the member managers who will serve until the first annual meeting of the members or until their successors are elected and qualified are:

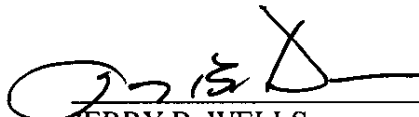
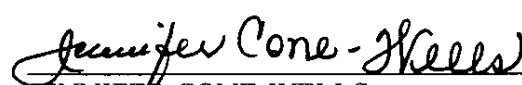
<u>NAME</u>	<u>ADDRESS</u>
JERRY B. WELLS and JENNIFER CONE-WELLS, as Tenants by the Entirety	98 North Beach Street Ormond Beach, FL 32174
DR. JAY RUST and MELYNNE MOORE RUST, as Tenants by the Entirety	94 North Beach Street Ormond Beach, FL 32174

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ARTICLE X – AMENDMENTS

These articles, except with respect to the vested rights of the members, may be amended from time to time by a unanimous consent of the members, and the amendments shall be filed, duly signed by all members of the company, with the Florida Department of State.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed these Articles of Organization, under the laws of the State of Florida, this 6th day of June, 2013.


JERRY B. WELLS

JENNIFER CONE-WELLS

Jay Rust
DR. JAY RUST

Mel Ynne Moore Rust
MEL YNNE MOORE RUST

STATE OF FLORIDA]
] SS
COUNTY OF VOLUSIA]

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TALLAHASSEE, FLORIDA

I HEREBY CERTIFY that before me this day, personally appeared JERRY B. WELLS and JENNIFER CONE-WELLS, (☒) who are personally known to me or () who have produced n/a and n/a as identification and who executed the foregoing Articles of Organization and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State above named this 6th day of June 2013.



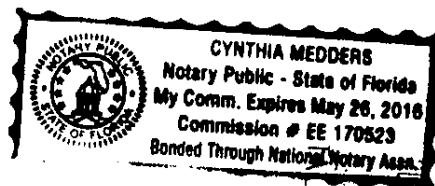
Deborah Lynn Schmit
Notary Public
State of Florida at Large

STATE OF FLORIDA]
] SS
COUNTY OF VOLUSIA]

I HEREBY CERTIFY that before me this day, personally appeared DR. JAY RUST and MELYNNE MOORE RUST, (☒) who are personally known to me or () who have produced _____ na _____ and _____ na _____ as identification and who executed the foregoing Articles of Organization and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State above named this 6 day of June 2013.

Cynthia Medders
Notary Public
State of Florida at Large



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ACCEPTANCE BY REGISTERED AGENT

THE UNDERSIGNED, having been named registered agent for the above stated limited liability company, at the place designated in the foregoing Articles of Organization, hereby accepts to act in this capacity, acknowledges that he is familiar with and agrees to comply with the provisions of Section 608.415, Florida Statutes, and accepts all responsibilities and obligations of that position.

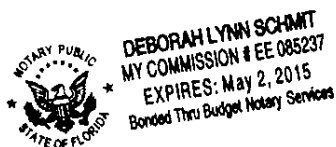

JERRY B. WELLS

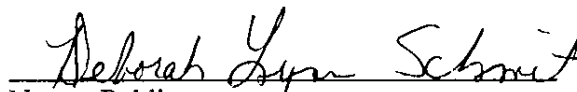
STATE OF FLORIDA]
] SS
COUNTY OF VOLUSIA]

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I HEREBY CERTIFY that before me this day, personally appeared JERRY B. WELLS
(☒) who is personally known to me or () who has produced n/a
as identification and who executed the foregoing Acceptance and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State above named this 6th day
of June, 2013.




Notary Public
State of Florida at Large