

L13000111746

**Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet**

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H13000174344 3)))



H130001743443ABC.

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850) 617-6383

From:
Account Name : BARNES WALKER, CHARTERED
Account Number : 102371002705
Phone : (941) 741-8224
Fax Number : (941) 708-3225

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

RECEIVED
13 AUG -7 PM 3:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.
ClaireBear Properties, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$125.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

13 AUG -7 AM 8:18

FILED

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

((H13000174344 3)))

**ARTICLES OF ORGANIZATION
OF
CLAIREBEAR PROPERTIES, LLC**

**ARTICLE I
Name**

The name of the limited liability company ("Company") is ClaireBear Properties, LLC.

**ARTICLE II
Address**

The initial mailing address of the Company's principal office is 5610 Inspiration Terrace, Bradenton, Florida 34210. The initial street address of the Company's principal office is 5610 Inspiration Terrace, Bradenton, Florida 34210.

**ARTICLE III
Duration**

The period of duration for the Company is perpetual.

**ARTICLE IV
Registered Agent and Office**

The name of the Company's initial registered agent in Florida is Lynn Kuiken, of Lynn Kuiken, P.L.. The address of the Company's registered office in Florida is 4370 S. Tamiami Trail, Suite 316, Sarasota, Florida, 34231.

**ARTICLE V
Management**

A. The Company is to be managed by the Members. Each Managing Member is identified as follows:

Jason E. Speir, whose address is 5610 Inspiration Terrace, Bradenton, Florida 34210.
Claire L. Speir, whose address is 5610 Inspiration Terrace, Bradenton, Florida 34210.

B. Either Managing Member shall have the authority to exercise all powers of the Company and to do all things necessary to carry out its business and affairs described in Florida Statutes Section 608.404, as from time to time amended, except:

1. Without having first obtained the prior written consent of all of the Managing Members, no Managing Member shall cause or permit the Company to:

FILED
13 AUG -7 AM 8:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(((H13000174344 3)))

- a. Refinance, mortgage, pledge, or otherwise encumber Company property, or;
- b. File a petition in bankruptcy, make a general assignment for the benefit of creditors or application for other such relief available under similar laws or Regulations, or;
- c. Sell, convey, transfer, assign, trade, exchange or otherwise dispose of any Company real property or all or a substantial portion of the Company's other properties or lease any Company property for more than ten (10) years, or;
- d. Hire, terminate, or modify the terms of employment of any Managing Member, or;
- e. Cause this Company to enter into a joint venture or partnership with any other person or entity, or;
- f. Invest in the debt or equity of any other person or entity, or;
- g. Authorize this Company to be a party to any merger, consolidation, reclassification, reorganization or other similar transaction.

If any Managing Member shall not object in writing to any other Managing Member(s)'s request for consent pursuant to this Article V within five (5) business days of receipt of such request, such Managing Member shall be deemed to have consented to the other Managing Member(s)'s request.

2. Without having first obtained the prior written consent of all of the Managing Member(s), amend these Articles or the Operating Agreement of the Company to:

- a. Reduce the ownership interest, rights, privileges, or benefits or enlarge the duties and obligations of the Member(s), or;
- b. Enlarge the ownership interest, rights, privileges, or benefits or reduce the duties and obligations of the Managing Member(s), or;
- c. Modify the duration of this Company, or;
- d. Affect the rights or restrictions regarding the assignability of Member ownership interests, or;
- e. Amend this Article V, or;
- f. Dissolve or terminate the existence of this Company, or;
- g. Do or fail to do any act that is prohibited by a resolution of the

(((H13000174344 3)))

((H13000174344 3)))

Members.

If any Managing Member shall not object in writing to any other Managing Member(s)'s request for consent pursuant to this Article V within five (5) business days of receipt of such request, such Managing Member shall be deemed to have consented to the other Managing Member(s)'s request.

**ARTICLE VI
Continuation of Business**

The remaining Member(s) of the Company have the right to continue the business on the 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 Company.

**ARTICLE VII
Profits and Losses Allocation**

Profits and losses will be allocated to the Member(s) in accordance with the Operating Agreement of the Company.

**ARTICLE VIII
Amendments**

Subject to the restrictions set forth in Article V above, these Articles may be amended by filing Articles of Amendment with the Florida Department of State signed the Managing Member(s), provided, however, that if a single individual is the sole Member and Managing Member, only that individual shall be required to sign said Articles of Amendment.

**ARTICLE IX
Commencement**

Pursuant to the provisions of Chapter 608, Florida Statutes, this Company shall begin in existence [upon filing of these Articles of Organization with the Secretary of State.

IN WITNESS WHEREOF, the undersigned Member(s) or an authorized representative of a Member has/have executed these Articles of Organization on this 5th day of August, 2013.


Jason E. Speir, Member

Claire L. Speir, Member

((H13000174344 3)))

((H13000174344 3)))

Members.

If any Managing Member shall not object in writing to any other Managing Member(s)'s request for consent pursuant to this Article V within five (5) business days of receipt of such request, such Managing Member shall be deemed to have consented to the other Managing Member(s)'s request.

ARTICLE VI
Continuation of Business

The remaining Member(s) of the Company have the right to continue the business on the 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 Company.

ARTICLE VII
Profits and Losses Allocation

Profits and losses will be allocated to the Member(s) in accordance with the Operating Agreement of the Company.

ARTICLE VIII
Amendments

Subject to the restrictions set forth in Article V above, these Articles may be amended by filing Articles of Amendment with the Florida Department of State signed the Managing Member(s), provided, however, that if a single individual is the sole Member and Managing Member, only that individual shall be required to sign said Articles of Amendment.

ARTICLE IX
Commencement

Pursuant to the provisions of Chapter 608, Florida Statutes, this Company shall begin in existence [upon filing of these Articles of Organization with the Secretary of State.

IN WITNESS WHEREOF, the undersigned Member(s) or an authorized representative of a Member has/have executed these Articles of Organization on this 5th day of August, 2013.

Jason E. Speir, Member



Claire L. Speir, Member

((H13000174344 3)))

(((H13000174344 3)))

**CERTIFICATE OF DESIGNATED
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Florida Statute Section 608.415, the undersigned submits the following statement as the designated registered agent / registered office in the State of Florida for ClaireBear Properties, LLC:

1. My name as registered agent and the address of my office, which shall serve as the registered office for the above-referenced limited liability company, is: Lynn Kuiken, Lynn Kuiken, P.L., 4370 S. Tamiami Trail, Suite 316, Sarasota, FL 34231.

2. Having been named as registered agent to accept service of process for the above-named limited liability company at the office designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity and to maintain its registered office. 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.

Dated: August 5, 2013.


Lynn Kuiken, Registered Agent

FILED
13 AUG - 7 AM 8:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(((H13000174344 3)))