

L13000163050

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

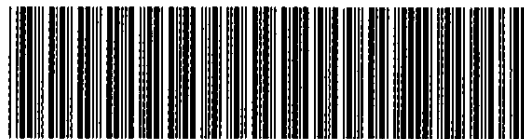
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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10/28/13--01025--017 \*\*130.00

Effective Date Oct. 25, 2013

L13-6031

FILED

13 OCT 28 AM 9:15  
TALLAHASSEE, FLORIDA

T. Bureh NOV 21 2013

(850) 245-6051.

## COVER LETTER

**TO: Registration Section  
Division of Corporations**

**Old City Homes, LLC**

**SUBJECT:** \_\_\_\_\_  
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:

**Daniel A. Mowrey**

\_\_\_\_\_  
Name of Person

**Mowrey, Shoemaker, Beardsley, PL**

\_\_\_\_\_  
Firm/Company

**2825 Lewis Speedway, Suite 107**

\_\_\_\_\_  
Address

**St. Augustine, FL 32084**

\_\_\_\_\_  
City/State and Zip Code

**dmowrey@ancientcitylaw.com**

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

For further information concerning this matter, please call:

**Cheri Folckemer**

**904**

**466-9505**

at (\_\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_  
Name of Person

\_\_\_\_\_  
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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 29, 2013

DANIEL A. MOWREY  
2825 LEWIS SPEEDWAY STE 107  
ST AUGUSTINE, FL 32084

SUBJECT: OLD CITY HOMES, LLC  
Ref. Number: W13000060031

We have received your document for OLD CITY HOMES, LLC and your check(s) totaling \$130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Pursuant to section 608.409(2), F.S., the effective date must be specific, cannot be more than five business days prior to the date of filing or more than 90 days after the date of filing. Our office received your document on October 28, 2013. Please amend your document accordingly.

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.

Tim Burch  
Regulatory Specialist II

Letter Number: 013A00025152

# ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

## ARTICLE I - Name:

The name of the Limited Liability Company is:

Old City Homes, LLC

(Must end with the words "Limited Liability Company, "L.L.C.," or "LLC.")

## ARTICLE II - Address:

Effective Date OCT. 25, 2013

The mailing address and street address of the principal office of the Limited Liability Company is:

### Principal Office Address:

180 State Road 207  
St. Augustine, FL 32084

### Mailing Address:

180 State Road 207  
St. Augustine, FL 32084

## ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Cheri R. Folckemer

Name

180 State Road 207

Florida street address (P.O. Box **NOT** acceptable)

St. Augustine, FL 32084

FL

City, State, and Zip

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OFFICE OF STATE  
TALLAHASSEE, FLORIDA

*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 as provided for in Chapter 608, F.S..*

Cheri R. Folckemer  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV- Manager(s) or Managing Member(s):**

The name and address of each Manager or Managing Member is as follows:

**Title:**

"MGR" = Manager

"MGRM" = Managing Member

**Name and Address:**

MGR

Bart Piniaz

180 State Road 207

St. Augustine, FL 32084

MGR

Thomas Balestieri

180 State Road 207

St. Augustine, FL 32084

MGRM

Cheri Folckemer

180 State Road 207

St. Augustine, FL 32084

MGR

Jerry Folckemer

180 State Road 207


St. Augustine, FL 32084

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: October 25, 2013. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**REQUIRED SIGNATURE:**

  
Signature of a member or an authorized representative of a 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. 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 s.817.155, F.S.)

CHERI R. FOLCKEMER  
Typed or printed name of signee

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation  
of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)