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FLORIDA LIMITED LIABILITY CO.  
Osprey Ridge Properties, LLC

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF  
OSPREY RIDGE PROPERTIES, LLC**

The undersigned, under the provisions of Chapter 605 of the Florida Statutes (the "Act"), for the purpose of forming a limited liability company under the laws of the State of Florida, do(es) hereby provide and set forth the following:

1. Name. The name of the limited liability company is OSPREY RIDGE PROPERTIES, LLC (hereinafter referred to as the "Company").

2. Commencement and Duration. The Company shall commence on the date of execution of these Articles of Incorporation by the undersigned. Unless earlier terminated under the Act or pursuant to the Operating Agreement, the period of duration of the Company shall be perpetual.

3. Purpose. The purpose for which the Company is organized is to engage in any and all business and activities permitted by the Act and any other applicable laws of the State of Florida. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

4. Mailing Address and Place Of Business. The mailing address for the Company is 5026 Trenton St., Tampa, FL 33619, and the street address of the place of business for the Company is 5026 Trenton St., Tampa, FL 33619. These addresses may be changed from time to time as provided in the Operating Agreement.

5. Registered Agent. The initial registered agent in Florida for the Company is Scott Johnson, and the initial registered office is located at 5026 Trenton St., Tampa, FL 33619.

6. Capital Contributions. Contributions to the capital of the Company shall be made by the members to the extent and in the manner prescribed by the written Operating Agreement made and entered into by the members, which Operating Agreement may be amended from time to time in accordance with its terms.

7. Members. The Company may have one (1) or more members, but shall always have at least one (1) member. The Company may admit additional members as provided in these Articles of Organization and the Operating Agreement adopted by the members. All members shall be subject to the terms and provisions of these Articles of Organization and the Operating Agreement adopted by the members.

The names and addresses of the initial members of the Company are:

Greg Johnson, and Pamela Johnson, his wife, as tenants by the entireties  
5026 Trenton St., Tampa, FL 33619

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Scott Johnson, and Erika Johnson, his wife, as tenants by the entireties  
5026 Trenton St., Tampa, FL 33619

8. Management. This shall be a member-managed Company, and the management and control of the business and affairs of the Company shall be vested in its members according to these Articles of Organization, the Act, and the Operating Agreement adopted by the members. Except as otherwise be specifically set forth in the Operating Agreement, no other person or entity (other than a member) shall have any right or authority to participate in the management of the Company. The Operating Agreement for the Company may contain any provision(s) allowed by the Act or law, including without limitation any provisions for the operation, regulation, management and conduct of the business and affairs of the Company which are not deemed invalid and/or prohibited by the Act or law, and which are not in conflict with these Articles of Organization.

Management shall be vested in the members of the Company in proportion to the then-current percentage or other interest of the members in the profits of the Company.

In the event of any conflict between the terms and provisions of the Act and these Articles of Organization, these Articles of Organization shall govern and control except to the extent such term or provision is prohibited, or deemed invalid, by the Act. In the event of any conflict between the terms and provisions of the Operating Agreement and these Articles of Organization, these Articles of Organization shall govern and control. In the event of any conflict between the terms and provisions of the Operating Agreement and the Act, the terms and provisions of the Operating Agreement shall govern and control except to the extent prohibited, or deemed invalid, by the Act.

However, nothing herein shall be construed to prohibit or restrict the delegation of a member's power and/or authority to manage and/or control the business and/or affairs of Company, as provided in Section 605.04071, Florida Statutes, to one or more other persons as officers, directors, members, agents or a board of managers as provided in the Operating Agreement or in any separate writing, such as a management agreement.

9. Voting of Members. The decision of a majority-in-interest of the members of the Company shall be controlling, and shall be the act and decision of the members.

The "majority-in-interest of the members" shall, unless otherwise provided in the these Articles of Organization, mean the members owning more than fifty percent (50%) of the then-current percentage or other interest in the profits of the Company and who have the right to vote.

The majority-in-interest of the members may also act via the written consent, without a meeting, of a majority-in-interest of the members in accordance with the Act or the Operating Agreement adopted by the members.

10. Conveyance or Encumbering of Any Interest in Real Property. Any instrument or document transferring, mortgaging, encumbering or affecting the Company's interest in any real property must be executed by all members of the Company who have the right to participate in the management of the Company, unless such right and power is

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provided to one (1) or more members via a vote, written consent or power of attorney by all of the members who have the right to participate in the management of the Company.

11. Amendments to These Articles of Organization. These Articles of Organization may only be amended or modified with the vote, or written consent without a meeting, of all of the members who have the right to participate in the management of the Company.

Executed at Tampa, Florida, on this 14th day of March, 2014.

OSPREY RIDGE PROPERTIES, LLC  
a Florida limited liability company

By:   
Scott Johnson, Member

REGISTERED AGENT ACCEPTANCE

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 605, Florida Statutes.

  
Scott Johnson, Registered Agent

\\SERVER\\MY DOCUMENTS\\MY DOCUMENTS\\DWBJOHNSON, SCOTT\\NEWLAND COMMUNITIES - FISHHAWK\\OSPREY RIDGE PROPERTIES, LLC\\ARTICLES OF ORGANIZATION - OSPREY RIDGE PROPERTIES, LLC.DOCX

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