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HARRISON @ KIRKLAND, P.A.

A FULL SERVICE LAW FIRM SINCE 1937

George H. Harrison (1923 - 2013) G. Joseph Harrison Thomas W. Harrison W. Nelon Kirkland Charles J. Pratt, Jr.

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Sean P. Flynn Benjamin R. Hunter James W. Popa

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Robert W. Hendrickson, III of counsel



1206 Manatee Avenue West Bradenton, Florida 34205-7518 T: 941-746-1167 F: 941-746-9229 www.manalaw.com

> Please Reply to: PO Box 400 Bradenton, FL 34206-0400

August 24, 2015

(Via Federal Express)

Department of State Division of Corporations Clifton Building 2661 Executive Center Circle Tallahassee, FL 32301

Re: <u>Como Village, LLC</u>

Dear Sir or Madam:

Enclosed please find an original and one copy of the Articles of Organization for the above-captioned company together with the certificate designating the Registered Agent. I also enclose my firm's check in the amount of \$155.00 for the filing fee, obtaining a certified copy, and Registered Agent Certification.

Subsequent to filing of the enclosed Articles of Incorporation, please forward the certified copy of same to my office at the above address, together with your Certificate of Incorporation.

Thank you for your assistance in this matter.

Very truly yours, HARRISON & KIRKLAND, P.A. Robert W. Hendrickson, III

RWH:kes Enclosures

Real Property Law & Real Estate Closings • Zoning & Land Use • Wills, Trusts & Estate Planning • Family Law • Civil & Business Trial Practice • Mediation Corporate & Business Organizations • Administrative & Governmental Law • Personal Injury • Wrongful Death • Probate & Trust Administration

ARTICLES OF ORGANIZATION FOR

COMO VILLAGE, LLC

The undersigned, acting as the authorized representative of the organizing Members of a Limited Liability Company to be formed under the Florida Revised Limited Liability Company Act, as Amended (the "Act"), hereby forms a Florida Limited Liability Company (the "Company") pursuant to the Act, and hereby sets forth the following Articles of Organization (the "Articles"):

ARTICLE I

<u>Name</u>

The Name of the Company is Como Village, LLC, a Florida limited liability company.

ARTICLE II

Commencement Date and Duration

The Company's existence shall commence on August 24, 2015, and shall continue perpetually unless dissolved in accordance with Section 605.0701 of the Act.

ARTICLE III

<u>Purpose</u>

The Company is created to conduct any lawful business under the laws of the State of Florida.

ARTICLE IV Principal Office

The mailing address and the street address of the principal office of the Company is 3603 N. Point Rd., Unit 801, Osprey, FL 34229.

ARTICLE V Registered Agent and Office

The initial registered agent for the Company for service of process shall be Robert W. Hendrickson, III, and the address of the registered agent shall be 1205 Manatee Avenue West, Bradenton, FL 34205.

ARTICLE VI Management of Business

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The Company shall be managed by two Managers. The Managers will be elected or appointed as provided in the Operating Agreement. The initial Managers of the Company are Gary A. Roberts, 3603 N. Point Rd., Unit 801, Osprey, FL 34229, and Joshua Gary Sankes, 7795 Holiday Drive North, Sarasota, FL 34231.

ARTICLE VII Powers

The Company shall have all of the powers and authority set forth in Section 605.0109 of the Act unless limited by these Articles of Organization or the Operating Agreement.

ARTICLE VIII

<u>Property</u>

(a) <u>Ownership.</u> All funds paid to the Company as contributions to capital by the Members, and all property acquired by the Company by purchase or otherwise, shall be the property of the Company.

(b) <u>Title.</u> The title to all property of the Company shall be held in the name of the Company.

ARTICLE IX

Amendments

These Articles may be amended or restated at any time by the unanimous vote or consent of the Members, and such amendment or restatement shall be filed with the Florida Department of State in accordance with the provisions of Section 605.0206 of the Act and the Act and

ARTICLE X

Operating Agreement

An Operating Agreement shall be prepared and adopted to govern the internal affairs of the Company containing such provisions as may be necessary, reasonable for desirable, except that no provision of such Operating Agreement may conflict with the provisions of these Articles unless permitted herein. The power to adopt, alter, amend, or repeal the Operating Agreement shall be set forth therein.

ARTICLE XI

Contracting Debts

No debt shall be contracted nor liability incurred by or on behalf of the Company except by the Managers of the Company, and no Member is authorized or empowered to contract debts or incur liabilities on behalf of the Company unless such Member is also a Manager.

WHEREFORE, the undersigned has executed-these Articles of Organization this 24th day of August, 2015.

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of August, 2015, by Robert W. Hendrickson, III, who is personally known to me and did not take an oath.

Notary Public Notary Seal:



Robert W. Hendrickson, III

Robert W. Hendrickson, III

CERTIFICATE OF DESIGNATION AND ACCEPTANCE OF REGISTERED AGENT FOR COMO VILLAGE, LLC

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Limited Liability Company pursuant to the provisions of Section 605.0113, <u>Florida Statutes</u>, at the place designated herein, hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties of registered agent, and acknowledges familiarity with, and accepts, the obligations of that position.