

L170000263085

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.

(((H17000338239 3)))



H170003382393ABC3

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

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2017 DEC 27 PM 12: 52

FILED

To:

Division of Corporations
Fax Number : (850) 617-6381

From: W. Scott Turnbull, Esquire

Account Name : CRARY, BUCHANAN, BOWDISH, ET AL
Account Number : 076424001425
Phone : (772) 233-4602
Fax Number : (772) 223-4378

DEC 28 2017

K. PAGE

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

Email Address: Turnbull@crarybuchanan.com

17 DEC 27 AM 11: 05

SECRETARY OF STATE
INFORMATION SERVICES

FLORIDA LIMITED LIABILITY CO.
BayviewStryker JV, LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

FILED
2017 DEC 27 PM 12:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION OF
BAYVIEWSTRYKER JV, LLC**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I — Name:

The name of the limited liability company (hereinafter referred to as the "Company") is "BayviewStryker JV, LLC."

ARTICLE II — Address:

The principal office and mailing address of the Company is 4826 SE Railway Avenue, Stuart, Florida 34997.

ARTICLE III — Registered Agent:

The name and the Florida street address of the initial registered agent is: W. Scott Turnbull, Crary Buchanan, P.A., 759 S.W. Federal Highway, Suite 106 Stuart, Florida 34994.

ARTICLE IV — Management:

The Company is or will be manager-managed. The managers are: Scott B. Eccleston and Kenneth Ringe.

ARTICLE V — Limitation on Agency Authority of Members:

Pursuant to Chapter 605 of the Florida Revised Limited Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member.

ARTICLE VI – Transferability of Membership Interests

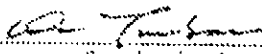
Except as otherwise provided in the Operating Agreement, no member may transfer all or any part of his or her interest to any person, whether voluntarily, involuntarily or by operation of law, without the prior written consent of all of the members, which consent may be withheld in the sole and absolute discretion of the members. Transfer includes the sale, exchange, pledge, encumbrance or other transfer or disposition by a member of any part of his or her interest, whether for valuable consideration or as a gift. Furthermore, in no event shall any transferee or assignee of an interest have any right to be admitted to the Company as a member, whether or not the transfer was approved by the prior written consent of all of the members. If a transfer of a member's interest is approved by the prior written consent of the members, but the transferee is not admitted to the Company as a member, then the transferee shall have no right to become a member, to participate in the management of the Company, or to exercise any of the rights or powers of a member. The transferee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to

which the transferor was entitled, to the extent assigned, pursuant to the rights and obligations of that class of membership interest as delineated in the Company's Operating Agreement

ARTICLE VII – Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, distributions upon liquidation, or prior to liquidation, guaranteed payments for services or guaranteed payments for the use of capital, and any other return of capital, preferential or otherwise, is at the sole and absolute discretion of the Manager, who is not required to be a member, and whose election, appointment, or removal may be restricted by the Operating Agreement, or may require the written consent of all voting members, or of the Manager.

IN WITNESS WHEREOF, I have signed these Articles of Organization as an authorized representative of a member and acknowledged them to be my act this 27 day of December, 2017.


Signature of authorized representative

W. Turnbull
Typed or printed name of signer

STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT

I hereby accept the designation as registered agent to accept service of process for the above stated limited liability company at the place designated in this statement. I am familiar with and accept the obligations of my position as registered agent under Chapter 605, Florida Statutes.


Signature of Registered Agent

W. Turnbull
Typed or printed name of signer

FILED

2017 DEC 27 PM 12:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA