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**FLORIDA LIMITED LIABILITY CO.**

**Beach House On The Moon, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
BEACH HOUSE ON THE MOON, LLC**

**ARTICLE I  
Name**

The name of the limited liability company ("Company") is BEACH HOUSE ON THE MOON, LLC.

**ARTICLE II  
Address**

The initial mailing address of the Company's principal office is 4463 39<sup>th</sup> Street South, St. Petersburg, Florida 33711. The initial street address of the Company's principal office is 4463 39<sup>th</sup> Street South, St. Petersburg, Florida 33711.

**ARTICLE III  
Purpose and Duration**

The purpose of this Company is to engage in any and all business not prohibited by the Laws of the State of Florida.

This Company shall have all powers given limited liability companies under the Laws of the State of Florida. The period of duration of this Company is perpetual.

**ARTICLE IV  
Registered Agent and Office**

The name of the Company's initial registered agent in Florida is Lois Lynn Hay. The address of the Company's registered office in Florida is 4907 W. Dryad Street, Tampa, Florida 33629.

**ARTICLE V  
Management**

A. The Company is to be managed by Managers who will generally serve from annual meeting to annual meeting of the Members (or until a replacement is qualified and elected) unless the Company's Operating Agreement dictates otherwise. The initial Managers, however, shall serve at least until the Company's Operating Agreement is finalized, executed, and delivered and are identified as follows:

John McKamy Cox, whose address is 4463 39<sup>th</sup> Street South, St. Petersburg, Florida 33711.

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(Revised 08/07/15)

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Patrick David Glynn, whose address is 4907-1/2 W. Dryad Street, Tampa, Florida 33629.

B. Each Manager, without the consent of the other, 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 605.0109, as from time to time amended and/or replaced, including, but not limited to, conduct the Company's business and the power to acquire, mortgage, encumber, sell, lease, convey, and transfer the Company's real and personal property, except:

1. Without having first obtained the prior written consent of both Managers, a Manager shall not cause or permit the Company to expend more than \$10,000.00 on any one good or service.

2. Without having first obtained the prior written consent of all the Members, the Managers shall not cause or permit the Company to:

a. Sell, convey, transfer, assign, mortgage, refinance, pledge, encumber, trade, exchange, or otherwise dispose of, or lease for more than 15 years, or execute and deliver any deed, mortgage, or lease of, any Company real property, or any part or interest thereof, or,

b. File a petition in bankruptcy, make a general assignment for the benefit of creditors, or apply for other such relief available under similar laws or regulations, or,

c. Hire, terminate, or modify the terms of employment of any Manager, or,

d. Cause this Company to enter into a joint venture or partnership with any other person or entity, or,

e. Invest in the debt or equity of any other entity, or,

f. Authorize this Company to be a party to any merger, consolidation, reclassification, reorganization or other similar transaction.

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

3. Without having first obtained the prior written consent of all of the Members, amend these Articles or the Operating Agreement of the Company to:

a. Reduce the "LLC Interest" (as defined in the Company's Operating Agreement), "Member Status" (as defined in the Company's Operating Agreement), rights, privileges, or benefits or enlarge the duties and obligations of a Member or a Manager, or,

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- b. Enlarge the LLC Interest, Member Status (if applicable), rights, privileges, or benefits or reduce the duties and obligations of a Manager or a Member, or,
- c. Modify the duration of this Company, or,
- d. Affect the rights or restrictions regarding the assignability of Member Status or Transferable Interest, or,
- e. Amend this Article V, or,
- f. Dissolve or terminate the existence of this Company, or,
- g. Do any act that is prohibited by, or fail to do any act that is required by, a resolution of the Members.

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

C. A "majority in interest" of Members, without more, shall mean a simple majority of their "LLC Interest Percentages" (as defined in the Company's Operating Agreement) in the Company.

#### **ARTICLE VI**

##### **Continuation of Business**

A majority in interest of the remaining Members 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 that 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 their ownership interests.

#### **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 by a Member and countersigned by a Manager other than the executing Member, provided, however, that if a single party is the sole Member and Manager, only that party shall be required to sign said

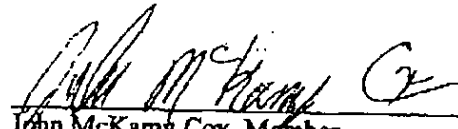
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Articles of Amendment.

**ARTICLE IX**  
**Commencement**

Pursuant to the provisions of Chapter 605, 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 24<sup>TH</sup> day of APRIL, 2018.

  
John McKamy Cox, Member

  
Jean Marie Cox, Member

  
Lois Lynn Hay, Member

  
Patrick David Glynn, Member

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

Pursuant to the provisions of Florida Statutes Sections 605.0201 and 605.0113, the undersigned submits the following statement as the designated registered agent / registered office in the State of Florida for BEACH HOUSE ON THE MOON, 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, are: Lois Lynn Hay, 4907-1/2 W. Dryad Street, Tampa, Florida 33629.

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: 4-24-18

  
Lois Lynn Hay, Registered Agent

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