

L190000 97475

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

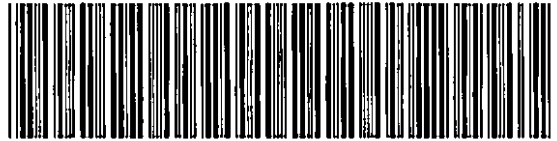
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900327960639

04/19/19--01022--019 **25.00

FILED
MAR 19 2019

FILED
2019 APR 19 PM 1:46
MAR 19 2019

THE COHRS LAW GROUP, P.A.

ATTORNEYS AND COUNSELORS AT LAW



2841 EXECUTIVE DRIVE•SUITE 120•CLEARWATER•FLORIDA•33762

VOICE (727) 540-0001•FAX (727) 540-0027

E-MAIL dcohrlaw@cohrslaw.com

† Denis A. Cohrs, Esq.

Robert B. Hicks, Esq., of counsel

† Board Certified Real Estate Attorney

April 18, 2019

VIA FEDERAL EXPRESS

Secretary of State
Florida Division of Corporation
2661 West Executive Center Circle
Tallahassee, FL 32301

RE: Forty Eight Realty, LLC

Dear Sir/Madam:

Enclosed is the ORIGINAL and one (1) copy of the Amended and Restated Articles of Organization of Forty Eight Realty, LLC. Kindly file the enclosed document and return a time stamped copy to the undersigned in the self-addressed, stamped envelope provided.

Additionally, enclosed please find our firms check in the amount of \$25.00 as fee for same.

Thank you for your time and attention to this matter. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

Denis A. Cohrs

DAC/kc
Enclosures

**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
FORTY EIGHT REALTY, LLC**

FILED
2019 APR 19 PM 1:46

FORTY EIGHT REALTY, LLC, a limited liability company organized and existing under the laws of the State of Florida (the "Company"), the Articles of Organization of which were filed on April 18, 2019, effective April 8, 2019, and assigned Document Number L19000097475, under the hand of its undersigned authorized agent, hereby certifies that on April 9, 2019, the members of the Company duly adopted and approved an amendment to the Articles of Organization of the Company deleting all Articles thereof, in their entirety, and by substituting therefor the following:

**ARTICLE I
NAME**

The name of this Limited Liability Company (the "Company") is **FORTY EIGHT REALTY, LLC**.

**ARTICLE II
COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of the Company shall commence as of the effective date of the initial filing of Articles of Organization, and it shall thereafter have perpetual existence.

**ARTICLE III
MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**2323 Feather Sound Drive, #F301
Clearwater, FL 33762**

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

ARTICLE IV
REGISTERED AGENT

The initial Registered Agent and Registered Office of the Company shall be:

The Cohrs Law Group, P.A.
2841 Executive Drive, Suite 120
Clearwater, Florida 33762

This Limited Liability Company shall be permitted to appoint additional Registered Agents in any jurisdiction in which the Company conducts business or is required to register.

ARTICLE V
PURPOSE

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

ARTICLE VI
OPERATING AGREEMENT

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles.

ARTICLE VII
MANAGEMENT OF BUSINESS

The conduct and management of the Company, subject to specific rules regarding the rights and duties of the Members as enumerated in the Operating Agreement of the Company, shall be vested in one or more Managers appointed by the Members.

ARTICLE VIII
INITIAL MEMBERS

The name and business address of the initial Members of the Company are:

Terrence M. Flaherty
Jandira M. Flaherty
as tenants by the entireties
2323 Feather Sound Drive, #F301
Clearwater, FL 33762

ARTICLE IX
INITIAL MANAGER

The name and address of the initial Manager of the Company is:

Terrence M. Flaherty
2323 Feather Sound Drive, #F301
Clearwater, FL 33762

ARTICLE X
OWNERSHIP OF PROPERTY

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

ARTICLE XI
TRANSFERABILITY OF MEMBERS' INTEREST

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the unanimous written consent of all the remaining Members of the Company if the transferee intends to become a Member. Without this consent, the transferee shall not be entitled to become a Member or to participate in the management of the Company.


ARTICLE XII
ADMISSION OF NEW MEMBERS

Additional Members may be admitted from time to time on such terms and conditions as are set forth by a unanimous vote of all existing Members.

ARTICLE XIII
AMENDMENTS

These Articles may be amended from time to time by the majority agreement of the Members, and the amendments shall be filed with the Florida Department of State, duly signed by an Authorized Representative of the Company.


IN WITNESS WHEREOF, the undersigned, as an authorized agent and representative for all Members, has executed these Amended and Restated Articles of Organization on this 18th day of April, 2019.



Denis A. Cohrs, authorized agent

**CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.



Denis A. Cohrs

Date: April 18, 2019