



**TIMOTHY J. SLOAN, P.A.**

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TIMOTHY J. SLOAN  
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April 16, 2019

**VIA FEDEX**

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

Re: 4900 Fox Run Townhouses, LLC

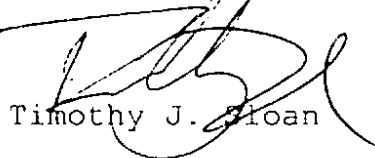
Gentlemen:

Enclosed please find the original and one copy of the Articles of Organization of the above referenced limited liability company, together with the Certificate Designating Registered Agent and a check in the amount of \$155.00 to cover the cost of filing. Please file these Articles at your earliest convenience and return a certified copy to us. Please note the effective date for this limited liability company is April 16, 2019.

Thank you for your assistance with this matter. If there are any questions, please do not hesitate to call collect.

Very truly yours,

TIMOTHY J. SLOAN, P. A.



Timothy J. Sloan

TJS/mf  
Encl.

ARTICLES OF ORGANIZATION  
OF  
4900 FOX RUN TOWNHOUSES, LLC

FILED  
19 APR 17 5:10:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

We further declare that the following Articles will serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I

Name and principal place of business. The name of the limited liability company shall be 4900 FOX RUN TOWNHOUSES, LLC, and its mailing address shall be 15100 Front Beach Road, NRU-3, Panama City Beach, Florida 32413, and its principal office shall be located at 15100 Front Beach Road, NRU-3, Panama City Beach, Florida 32413, but it shall have the power and authority to establish branch offices at any other place or places as their members may designate.

ARTICLE II

Purposes and power. This limited liability company shall be authorized to engage in any activity or business authorized by the laws of the State of Florida. In facilitation of that general grant of power and purpose, by way of illustration and not limitation, the limited liability company is authorized to do the following:

1. To own, sell, transfer, convey, mortgage, pledge or encumber any real or personal property.

2. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or any political or administrative subdivision, or department, and to perform and carry out, assign, cancel or rescind any of such contracts.

3. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or

connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

### ARTICLE III

Exercise of powers. All limited liability company powers not expressly reserved to the members shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, one or more managers of this limited liability company.

### ARTICLE IV

Management. This limited liability company is to be managed by one or more managers and the names and addresses of the initial managers who are to serve are:

Mark Huebner  
15100 Front Beach Road, NRU-3  
Panama City Beach, Florida 32413

### ARTICLE V

Membership restrictions. A member's interest in the limited liability company may be sold or otherwise transferred in accordance with the Operating Agreement. Members shall have the right to admit new members in accordance with the Operating Agreement. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

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 limited liability company, the remaining member(s) shall have the right to continue the business in accordance with the Operating Agreement.

### ARTICLE VI

Capital contributions. Capital contributions in the amount of \$680,000.00 shall be paid to the limited company by the members based upon their pro rata ownership. Additional contributions will be made as required for investment purposes, as set forth in the Operating Agreement.

ARTICLE VII

Duration. This limited liability company shall exist perpetually commencing on April 16, 2019 and continuing until dissolved in a manner provided by law, or as provided in the Operating Agreement adopted by the members.

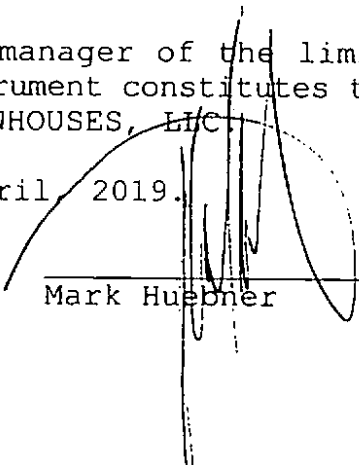
ARTICLE VIII

Initial registered agent. The name and address of the initial registered agent of the limited liability company is:

Mark Huebner  
15100 Front Beach Road, NRU-3  
Panama City Beach, Florida 32413

The undersigned, being the manager of the limited liability company, certifies that this instrument constitutes the Articles of Organization of 4900 FOX RUN TOWNHOUSES, LLC.

Executed this 16<sup>th</sup> day of April, 2019.

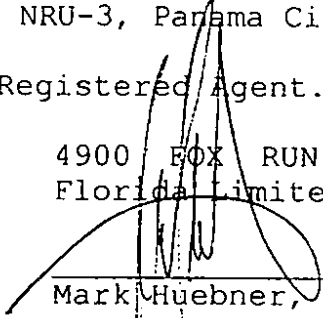
  
\_\_\_\_\_  
Mark Huebner

CERTIFICATE DESIGNATING  
REGISTERED AGENT AND REGISTERED OFFICE

In compliance with Section 605.0113, Florida Statutes, the following is submitted:

4900 FOX RUN TOWNHOUSES, LLC, desiring to organize as a Limited Liability Company under the laws of the State of Florida, has designated 15100 Front Beach Road, NRU-3, Panama City Beach, Florida 32413, as its initial Registered Office and has named Mark Huebner, located at 15100 Front Beach Road, NRU-3, Panama City Beach, Florida 32413, as its initial Registered Agent.

4900 FOX RUN TOWNHOUSES, LLC  
Florida Limited Liability Company

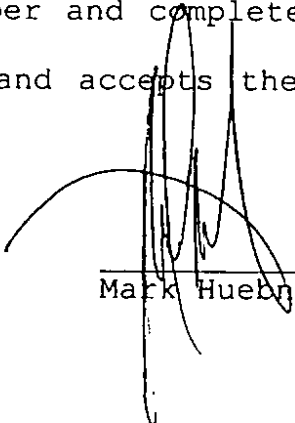
  
Mark Huebner, as Manager

FILED  
19 APR 17 PM 1:45  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Having been named Registered Agent and to accept service of process for the above-stated limited liability corporation, at the place designated in this Certificate, the undersigned hereby accepts said appointment and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as Registered Agent.

1-16-19

DATE

  
Mark Huebner, Registered Agent