

L20000041204

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☒ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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TALLAHASSEE, FLORIDA

2020 FEB 11 PM 2:32

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LAW OFFICE OF
JONATHAN JAMES DAMONTE, CHARTERED
ATTORNEYS AT LAW

JONATHAN JAMES DAMONTE, B.C.S.
BOARD CERTIFIED CONDOMINIUM &
PLANNED UNIT DEVELOPMENT LAW

JEFFREY JAMES DAMONTE, ESQ. (FL & PA)

12110 SEMINOLE BOULEVARD
LARGO, FLORIDA 33778
TELEPHONE (727) 586-2889
FACSIMILE (727) 581-0922
www.damontelaw.com

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CORPORATIONS & BUSINESS LAW

February 10, 2020

Via Fed Ex: 7777 2547 1154

Nolan Process Servers, LLC
7498 Anglewood Lane
Tallahassee, Florida 32309
Attention: Deborah Brown

RE: Charleston Communities I on Darlington, LLC
Articles of Organization

Dear Deborah:

1) Please find enclosed the original Articles of Organization of Charleston Communities I on Darlington, LLC. Please walk the enclosed documents through at the Division of Corporations and wait for the job to be completed. Please file the Articles of Organization and obtain a Certificate of Status.

2) Enclosed is check number 23427, in the amount of \$130.00, made payable to the Florida Department of State, which represents the following fees:

■ Filing Fee	\$100.00
■ Certificate of Status	\$5.00
■ Registered Agent Fee	\$25.00

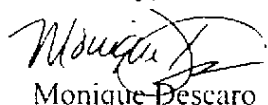
3) Cover letter to the Division of Corporations for a new filing.

4) A return Fed Ex envelope for your convenience to return the documents to our office.

Should you have any questions, please do not hesitate to contact our office.

Thank you for your assistance in this regard.

Sincerely,


Monique Descaro

Paralegal

Enclosures as stated above.

COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: Charleston Communities I on Darlington, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Jonathan James Damonte

Name of Person

Jonathan James Damonte, Chartered

Firm/Company

12110 Seminole Blvd.

Address

Largo, Florida 33778

City/State and Zip Code

ddamonte@damontelaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Donna Damonte at (727) 586-2889
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☒ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION

OF

CHARLESTON COMMUNITIES I ON DARLINGTON, LLC

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act, Chapter 605, *Florida Statutes*.

ARTICLE I – NAME

The name of the Limited Liability Company is: Charleston Communities I on Darlington, LLC (the "Company").

ARTICLE II – ADDRESSES

The initial mailing address of the Company is: 7241 Little Road
New Port Richey, FL 34654

The initial street address of the principal office of the Company is:

7241 Little Road
New Port Richey, FL 34654

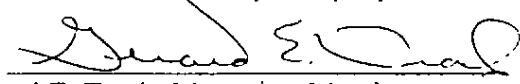
ARTICLE III – REGISTERED AGENT

The name and address of the Company's initial registered agent is:

Suncoast Financial Services, LLC,
a Florida limited liability company
557 South Duncan Avenue
Clearwater, FL 33756

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. 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.

Suncoast Financial Services, LLC,
a Florida limited liability company

By: 
Gerard E. Trask, Managing Member

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SUNCOAST FINANCIAL SERVICES, LLC
CLERK OF COURT
CLERK OF COURT

ARTICLE IV – MANAGEMENT

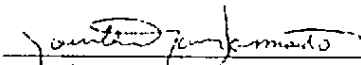
The name and address of each person authorized to manage and control the Company is:

Title: MGR
Stephen E. McConihay
12110 Seminole Blvd.
Largo, FL 33778

ARTICLE V – MEMBERS' RIGHTS TO CONTINUE BUSINESS

If a member of the Company dies, retires, resigns, is expelled, is dissolved, experiences bankruptcy or upon the occurrence of any other event which would otherwise terminate the continued membership of a member in the Company, the remaining members may continue the business of the Company in the manner provided in the operating agreement of the Company.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided in §817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.


Jonathan James Damonte