

H20000085237 3

## Florida Department of State

Division of Corporations

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## FLORIDA LIMITED LIABILITY CO.

## HIGEL'S CORAL COTTAGE LLC

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**ARTICLES OF ORGANIZATION  
OF  
HIGEL'S CORAL COTTAGE, LLC**

The undersigned hereby executes and acknowledges these Articles of Organization 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 and hereby adopt the following Articles of Organization for such limited liability company:

**ARTICLE I**

**Name and Principal Office**

The name of this limited liability company is **HIGEL'S CORAL COTTAGE, LLC** and its principal office is located at **5210 River Park Villa Drive, St. Augustine, FL 32092** and mailing address is **5210 River Park Villa Drive, St. Augustine, FL 32092**.

**ARTICLE II**

**Duration**

The existence of this limited liability company shall be perpetual, commencing upon the filing of the Articles of Organization by the Florida Department of State.

**ARTICLE III**

**Purpose**

The purpose of this limited liability company is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE IV**

**Continuation of Business**

If the members do not elect to dissolve this company within ninety (90) days after the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in this company, then this company shall not be dissolved by reason of such event, its affairs shall not be wound up, and it shall remain in existence as a limited liability company under the laws of the State of Florida.

**ARTICLE V**

**Membership**

The members of this limited liability company have the right to admit additional members to this organization upon the unanimous consent of those individuals or entities who are members prior to the admission of the new member. However, the transferee or assignee shall not be entitled to become a member or participate in the business and affairs of this limited company unless the transfer or assignment is approved by the unanimous consent of the members not proposing to transfer or assign their interests.

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**ARTICLE VI**  
**Dissolution**

The limited liability company will dissolve as provided in the Operating Agreement executed by and among the members.

**ARTICLE VII**  
**Management**

This organization is to be managed by a manager or managers elected by a majority interest of its members. The management authority of the managers shall be as set forth in the Operating Agreement. The initial manager(s), who shall serve until the earlier of their deaths, resignations, replacements or until the first annual meeting of members and their successors are elected and qualified, shall be: **LEE ANNE HIGEL and ROBERT H. HIGEL.**



**ARTICLE VIII**  
**Amendment of Articles of Organization and Operating Agreement**

These Articles of Organization and the Company's Operating Agreement may be amended at any time by the members.

**ARTICLE IX**  
**Initial Registered Office and Agent**

The street address of this limited liability company's initial registered office is **5210 River Park Villa Drive, St. Augustine, FL 32092** and the name of this limited liability company's initial registered agent is **LEE ANNE HIGEL.**

In Witness Whereof, the undersigned has executed these Articles of Organization on this 16<sup>th</sup> day of March, 2020, at St. Johns County, Florida. In accordance with Chapter 605, Florida Statutes, the execution of this instrument constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

  
**LEE ANNE HIGEL**  
  
**ROBERT H. HIGEL**

**Acceptance of Registered Agent**

Having been named as registered agent and to accept service of process for the above named limited liability company at the place designated in the Articles of Organization, 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

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am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes, as amended.

Dated: March 16<sup>th</sup>, 2020.

Lee Anne Higel  
**LEE ANNE HIGEL**  
Registered Agent

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