

9/2020

Division of Corporations

Florida Department of State

Division of Corporations

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**FLORIDA LIMITED LIABILITY CO.
OYSTER BAY PROPERTY INVESTORS, LLC**

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ARTICLES OF ORGANIZATION
FOR
OYSTER BAY PROPERTY INVESTORS, LLC

The undersigned, acting as the authorized representative of the organizing Members of a Limited Liability Company to be formed under the Florida Revised Limited Liability Company Act, as Amended (the "Act"), hereby forms a Florida Limited Liability Company (the "Company") pursuant to the Act, and hereby sets forth the following Articles of Organization (the "Articles"):

ARTICLE I
Name

The Name of the Company is Oyster Bay Property Investors, LLC, a Florida limited liability company.

ARTICLE II
Commencement Date and Duration

The Company's existence shall commence on March 19, 2020, and shall continue perpetually unless dissolved in accordance with Section 605.0701 of the Act.

ARTICLE III
Purpose

The Company is created to conduct any lawful business under the laws of the State of Florida.

ARTICLE IV
Principal Office

The mailing address for the Company is PO Box 125, Osprey, FL 34229, and the street address of the principal office of the Company is 3960 Spyglass Hill Road, Sarasota, FL 34268.

ARTICLE V
Registered Agent and Office

The initial registered agent for the Company for service of process shall be Robert W. Hendrickson, III, and the address of the registered agent shall be 601 12th Street West, Bradenton, FL 34205-7414.

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ARTICLE VI
Management of Business

The Company shall be managed by one Manager. The Manager will be elected or appointed as provided in the Operating Agreement. The initial Manager of the Company is Gary A. Roberts, 3960 Spyglass Hill Road, Sarasota, FL 34268.

ARTICLE VII
Powers

The Company shall have all of the powers and authority set forth in Section 605.0109 of the Act unless limited by these Articles of Organization or the Operating Agreement.

ARTICLE VIII
Property

(a) Ownership. All funds paid to the Company as contributions to capital by the Members, and all property acquired by the Company by purchase or otherwise, shall be the property of the Company.

(b) Title. The title to all property of the Company shall be held in the name of the Company.

ARTICLE IX
Amendments

These Articles may be amended or restated at any time by the unanimous vote or consent of the Members, and such amendment or restatement shall be filed with the Florida Department of State in accordance with the provisions of Section 605.0206 of the Act.

ARTICLE X
Operating Agreement

An Operating Agreement shall be prepared and adopted to govern the internal affairs of the Company containing such provisions as may be necessary, reasonable, or desirable, except that no provision of such Operating Agreement may conflict with the provisions of these Articles unless permitted herein. The power to adopt, alter, amend, or repeal the Operating Agreement shall be set forth therein.

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ARTICLE XI
Contracting Debts

No debt shall be contracted nor liability incurred by or on behalf of the Company except by the Manager of the Company, and no Member is authorized or empowered to contract debts or incur liabilities on behalf of the Company unless such Member is also the Manager.

WHEREFORE, the undersigned has executed these Articles of Organization this 19th day of March, 2020.



Robert W. Hendrickson, III

ACCEPTANCE

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



Robert W. Hendrickson, III

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