

10/28/2020

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To: Division of Corporations
Fax Number : (850)617-6381

From: Lawrence E. Crary, III, Esquire
Account Name : CRARY, BUCHANAN, BOWDISH, ET AL
Account Number : 076424001425
Phone : (772)233-4602
Fax Number : (772)223-4378

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: lec@crarybuchanan.com

FLORIDA LIMITED LIABILITY CO.

Sunapee South, LLC

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**ARTICLES OF ORGANIZATION
OF**

SUNAPEE SOUTH, LLC
a Florida limited liability company

ARTICLE I

Name. The name of the limited liability company ("Company") is SUNAPEE SOUTH, LLC.

ARTICLE II

Address. The mailing and street address of the Company's principal office is 16 Ridgeland Drive, Stuart, FL 34996.

ARTICLE III

Duration. The period of duration of the Company is perpetual beginning on the date these Articles of Organization are filed by the Florida Department of State.

ARTICLE IV

Nature of Company: The general nature of the business to be transacted by the Company under these Articles of Organization shall be to purchase, acquire, buy, sell, own, trade, hold, develop, lease, manage, subdivide and otherwise deal with real property and to engage in any other activity or business permitted under the laws of the United States and of the State of Florida and to carry out said purposes in any state, territory, district, or possession of the United States, or in any foreign country, to the extent that these purposes are not forbidden by the law of the state, territory, district, or possession of the United States, or by the foreign country.

ARTICLE V

Registered Agent and Office. The name of Company's initial registered agent in Florida is Lawrence E. Crary III, Esquire. The address of Company's registered office in Florida is 759 SW Federal Highway, Suite 106, Stuart, Florida 34994.

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ARTICLE VI

Management. The Company is to be managed by its Members.

ARTICLE VII

Admission of New Members. The Members of the Company have the right to admit new members. Additional members may be admitted only on the majority consent and approval of the Members of the Company, and the existing Members shall determine the amount and nature of contributions to be made by new members at the time the new members are admitted.

ARTICLE VIII

Continuation of Business. The remaining members of the Company have the right to continue the business of the Company on 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 the Company. The business of the Company may be continued only on the written consent of a majority of the remaining members.

ARTICLE IX

Amendment of Articles. These Articles of Organization shall be amended as follows: every proposed amendment to these Articles of Organization shall require the approval of a majority of the Members at a Members' meeting duly called and held; alternatively, a majority of the Members may sign a written statement adopting the proposed Amendment to these Articles of Organization.

ARTICLE X

Operating Agreement. The Operating Agreement of the Company shall be made, altered or rescinded by a majority vote of the Members of the Company at a meeting of the Members; alternatively, all of the Members may sign a written statement adopting the proposed Operating Agreement or changes thereto.

ARTICLE XI

Preemptive Rights. The Members of the Company shall have preemptive rights to purchase, at prices, terms and conditions that shall be fixed by the Members, such membership interests as may be issued for money, or any property or services from time to time, in addition to the present memberships. The preemptive right of any Member is determined by the ratio the membership interest held by a Member to all membership interests currently outstanding.

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ARTICLE XII

Organizing Members. The names and addresses of the initial organizing members, who are members of the Company, are as follows:


NAME

John F. Justak and Luann B. Justak,
husband and wife, as tenants by the entireties

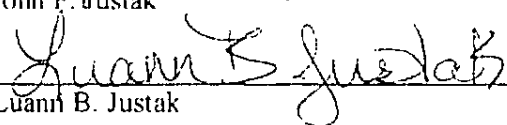
ADDRESS

16 Ridgeland Drive
Stuart, FL 34996

IN WITNESS WHEREOF, we have executed these Articles of Organization this 10/27/20 day of October, 2020, at Stuart, Florida.



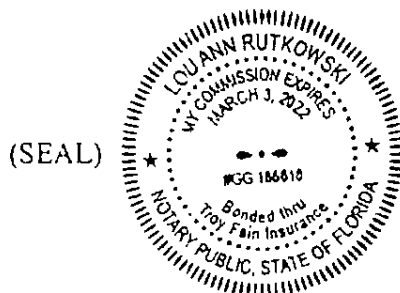
John F. Justak

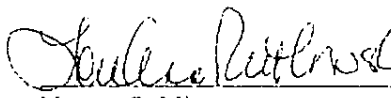


Luann B. Justak

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 27th day of October, 2020, by JOHN F. JUSTAK AND LUANN B. JUSTAK, husband and wife. They (PLEASE CHECK ONE OF THE FOLLOWING) ☐ are personally known to me or ☒ have produced FL DRIVER'S LICENSES as identification, and they (PLEASE CHECK ONE OF THE FOLLOWING) ☐ did or ☐ did not take an oath.





Notary Public
State of Florida


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ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept service of process for the above-stated limited liability company, at the place designated in the above Articles of Organization, I hereby accept to act in this capacity and agree to comply with the provisions of Florida Law relative to keeping open said office.



Lawrence E. Crary III
Registered Agent

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