

L20000355977

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

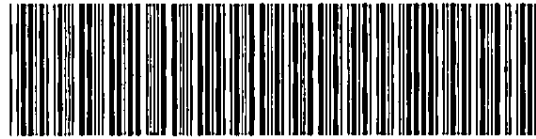
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



800360868688

02/26/21--01024--000 ++25.00

FILED  
2021 FEB 26 AM 11:57  
SECRETARY OF STATE  
TALLAHASSEE, FL

QS

5/3/21

## THE COHRS LAW GROUP, P.A.

ATTORNEYS AND COUNSELORS AT LAW

2841 EXECUTIVE DRIVE•SUITE 120•CLEARWATER•FLORIDA•33762  
VOICE (727) 540-0001•FAX (727) 540-0027  
E-MAIL [dcohrlaw@cohrs.com](mailto:dcohrlaw@cohrs.com)



† Denis A. Cohrs, Esq.  
Matthew R. Payne, Esq.

† Board Certified Real Estate Attorney

### VIA FEDEX

February 25, 2021

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

**RE: Woodview Centre, LLC**

Dear Clerk,

Enclosed please find the Amended and Restated Articles of Organization of Woodview Centre, LLC (Document Number L20000355977) along with a check made payable to the Florida Department of State in the amount of \$25.00 for the filing fee. Please return your letter of acknowledgment to our office at The Cohrs Law Group, P.A., 2841 Executive Drive, Suite 120, Clearwater, FL 33762.

Thank you.

A handwritten signature in cursive script, reading "Kari Cincotto".

Kari Cincotto  
Paralegal

DAC/kc:  
Enclosures as stated above.

**FILED**  
2021 FEB 26 AM 11:57  
AMENDED AND RESTATED  
ARTICLES OF ORGANIZATION  
OF  
WOODVIEW CENTRE, LLC

**WOODVIEW CENTRE, LLC**, a limited liability company organized and existing under the laws of the State of Florida (the "Company"), the Articles of Organization of which were filed on November 10, 2020 and assigned Document Number L20000355977 under the hand of its undersigned authorized agent, hereby certifies that on February 25, 2021, the members of the Company duly adopted and approved an amendment to the Articles of Organization of the Company deleting all Articles thereof, in their entirety, and by substituting therefor the following:

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act).

**ARTICLE I**  
**NAME**

The name of this Limited Liability Company is **WOODVIEW CENTRE, LLC**

**ARTICLE II**  
**COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of this Limited Liability Company (the "Company") shall commence as of the effective date of the initial filing of Articles of Organization, and it shall thereafter have perpetual existence.

**ARTICLE III**  
**MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**2841 Executive Drive, Suite 120  
Clearwater, FL 33762**

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

**ARTICLE IV**  
**REGISTERED AGENT**

The initial Registered Agent and Registered Office of the Company shall be:

**The Cohrs Law Group, P.A.**  
**2841 Executive Drive, Suite 120**  
**Clearwater, Florida 33762**

**ARTICLE V**  
**PURPOSE**

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

**ARTICLE VI**  
**OPERATING AGREEMENT**

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles.

**ARTICLE VII**  
**MANAGEMENT OF BUSINESS**

The conduct and management of the Company, pursuant to specific rules regarding the rights and duties of the Members as enumerated in the Operating Agreement of the Company, shall be vested in its Manager as identified herein.

**ARTICLE VIII**  
**INITIAL MEMBER AND MANAGER**

The name and business address of the initial Member of this Company is:

**Cohrs Holdings, LLC**  
**2841 Executive Drive, Suite 120**  
**Clearwater, FL 33762**

The name and business address of the initial Manager of this Company is:

**Denis A. Cohrs  
2841 Executive Drive, Suite 120  
Clearwater, FL 33762**

**ARTICLE IX  
OWNERSHIP OF PROPERTY**

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

**ARTICLE X  
TRANSFERABILITY OF MEMBERS' INTEREST**

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the unanimous written consent of all the remaining Members of the Company if the transferee intends to become a Member. Without this consent, the transferee shall not be entitled to become a Member or to participate in the management of the Company.

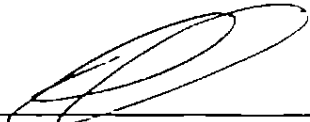
**ARTICLE XI  
ADMISSION OF NEW MEMBERS**

Additional Members may be admitted from time to time on such terms and conditions as are set forth by a unanimous vote of all existing Members.

**ARTICLE XII  
AMENDMENTS**

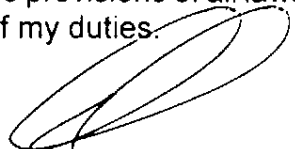
These Articles may be amended from time to time by the majority agreement of the Members, and the amendments shall be filed with the Florida Department of State, duly signed by an Authorized Representative of the Company.

**IN WITNESS WHEREOF**, the undersigned, as an authorized agent and representative for all Members, has executed these Amended and Restated Articles of Organization on this 25th day of February, 2021.

  
\_\_\_\_\_  
**Denis A. Cohrs**, authorized agent

**CERTIFICATE OF ACCEPTANCE OF  
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
**Denis A. Cohrs**

Date: February 25, 2021