



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 31, 2023

FAIRWAY 2103, LLC
1803 SW CRANE CREEK AVENUE
PALM CITY, FL 34990

SUBJECT: FAIRWAY 2103, LLC
Ref. Number: L22000116293

We have received your document for FAIRWAY 2103, LLC and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document needs to be titled Amended and Restated articles of organization.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Tammi Cline
Regulatory Specialist II Supervisor

Letter Number: 323A00017209

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TALLAHASSEE, FL
STATE

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AMENDED AND RESTATED ARTICLES OF ORGANIZATION OF FAIRWAY 2103, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes, Chapter 605, hereby makes, acknowledges and files the following Amended Articles of Organization.

ARTICLE ONE - NAME

The name of the limited liability company shall be FAIRWAY 2103, LLC (hereinafter the "Company.")

ARTICLE TWO - ADDRESS

The mailing address of the principal office of the Company shall be 1803 SW Crane Creek Avenue, Palm City, Florida 34990.

ARTICLE THREE - DURATION

The Company shall commence its existence on the date these articles of organization are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is dissolved as provided in these articles of organization.

ARTICLE FOUR - REGISTERED OFFICE AND AGENT

The name and street address for the registered agent of the Company in the State of Florida is: Portia B. Scott, 921 SE Central Parkway, Stuart, Florida 34994.

ARTICLE FIVE - CAPITAL CONTRIBUTIONS

The member(s) of the Company shall contribute to the capital of the Company the cash, property or services as the Company shall require.

ARTICLE SIX - MANAGEMENT

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TALLAHASSEE, FL

The Company shall be managed by the Members in accordance with the regulations adopted by the members of the management of the Business and affairs of the Company. These regulations may contain any provision or provisions for the regulation and management of the affairs of the Company which are not inconsistent with law or these articles of organization.

ARTICLE SEVEN - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer her or his interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other members of the Company other than the member proposing to dispose of her or his interest approve of the proposed transfer by unanimous written consent.

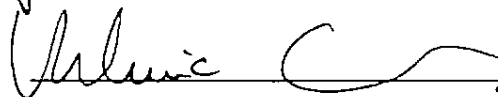
ARTICLE EIGHT - PURPOSE

The purpose for which this Limited Liability Company is organized is any and all lawful business.

ARTICLE NINE - TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all remaining members.

In Witness whereof, the undersigned organizer and member has made and subscribed these amended articles of organization at Monte County, Florida this 16th day of May, 2023.



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STATE OF FLORIDA
CLERK OF THE COURT

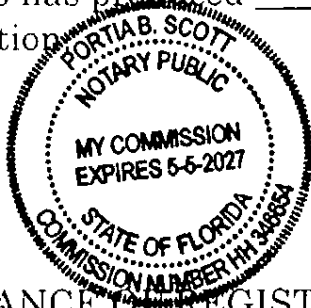
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Member

STATE OF FLORIDA }
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COUNTY OF MARTIN }

SWORN TO and subscribed before me this 16th day of May, 2023 by Valerie Clement, who physically appeared and not by remote appearance and who is personally known to me or who has produced _____ as identification.

(SEAL)



Portia B. Scott
Notary Public

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of FAIRWAY 2103, LLC, Portia B. Scott, as the registered agent of this limited liability company hereby consents to accept service of process for the above-stated Company at the place designated in the Articles of Organization, and accepts the appointment as registered agent, and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties and is familiar with and accept the obligations of the position of registered agent.

Portia B. Scott
Registered Agent

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