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**FLORIDA LIMITED LIABILITY CO.
 101 SETON HIGHLANDS, LLC**

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**ARTICLES OF ORGANIZATION
OF
101 SETON HIGHLANDS, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

**ARTICLE I
Name**

The name of this Company shall be: 101 SETON HIGHLANDS, LLC.

**ARTICLE II
Place of Business**

The principal place of business 855 Harborshore Drive, Boca Grande, Florida 33921 and the mailing address shall be P. O. Box 1982, Boca Grande, Florida 33921, and such other place or places as may be designated by the manager from time to time.

**ARTICLE III
Registered Agent and Office**

The initial registered agent for this Company shall be Chestnut Business Services, LLC and the address of the registered agent for service of process shall be 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759.

**ARTICLE IV
Management of Business**

The Company shall be manager-managed. The initial manager shall be Dennis Shaughnessy, whose address is P. O. Box 1982, Boca Grande, Florida 33921.

The undersigned has executed these Articles of Organization on this 3rd day of May 2023.



MICHAEL G. LITTLE,
Authorized Representative

Prepared By:
Michael G. Little, Esquire
Johnson, Pope, Bokor, Ruppel & Burns, LLP
911 Chestnut Street
Clearwater, Florida 33756
(727) 461-1818
Bar No. 0861677

CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 3rd day of May 2023.

CHESTNUT BUSINESS SERVICES, LLC,
a Florida limited liability company

By: 

Michael G. Little, Manager

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