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(Requestor's Name)

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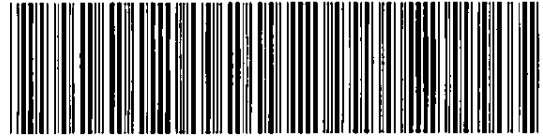
(Business Entity Name)

(Document Number)

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

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Office Use Only



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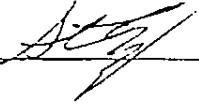
# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

LAKE BELLEVIEW DEVELOPMENT LLC

Please Debit FCA000000003 For: 130

Thank you Seth Neeley



Signature

Requested by:

Name

Date

Time

Walk-In

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- ☐ Art of Inc. File
  - ☐ LTD Partnership File
  - ☐ Foreign Corp. File
  - ☒ L.C. File
  - ☐ Fictitious Name File
  - ☐ Trade/Service Mark
  - ☐ Merger File
  - ☐ Art. of Amend. File
  - ☐ RA Resignation
  - ☐ Dissolution / Withdrawal
  - ☐ Annual Report / Reinstatement
  - ☐ Cert. Copy
  - ☐ Photo Copy
  - ☒ Certificate of Good Standing
  - ☐ Certificate of Status
  - ☐ Certificate of Fictitious Name
  - ☐ Corp Record Search
  - ☐ Officer Search
  - ☐ Fictitious Search
  - ☐ Fictitious Owner Search
  - ☐ Vehicle Search
  - ☐ Driving Record
  - ☐ UCC 1 or 3 File
  - ☐ UCC 11 Search
  - ☐ UCC 11 Retrieval
  - ☐ Courier

**COVER LETTER**

**TO: New Filing Section  
Division of Corporations**

**SUBJECT:** LAKE BELLEVIEW DEVELOPMENT LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Russell A. Sibley, Jr.

Name of Person

Sibley PL Law Firm

Firm/Company

620 E. Twiggs St -- Ste 204

Address

Tampa, FL 33602

City/State and Zip Code

russell@rsibleylaw.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Russell A. Sibley, Jr.

at ( 813 )

918-9776

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☒ \$130.00 Filing Fee &  
Certificate of Status

☐ \$155.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$160.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**Mailing Address**

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**

New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

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**ARTICLES OF ORGANIZATION  
OF  
LAKE BELLEVIEW DEVELOPMENT, LLC**

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

**ARTICLE I  
NAME**

The name of the Limited Liability Company is **LAKE BELLEVIEW DEVELOPMENT, LLC** (the "Company").

**ARTICLE II  
PURPOSE**

The Company is not formed for pecuniary profit or financial gain. The Company is irrevocably dedicated to and operated exclusively for non-profit, charitable purposes. The purposes for which the Company is organized are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto). Furthermore, the purposes for which the Company is organized are to be exclusively for the benefit of, to perform the functions of, or to carry out the purposes of its members, Clearwater Neighborhood Housing Services, Inc., a Florida not-for-profit corporation doing business as Tampa Bay Neighborhood Housing Services, whose address is 608 North Garden Avenue, Clearwater, Florida 33755 and Habitat for Humanity of Pinellas County, Inc., a Florida not-for-profit corporation, whose address is 13355 49<sup>th</sup> Street North, Suite B, Clearwater, Florida 33762 (each a "Member" and collectively, the "Members") in connection with creating safe and sanitary housing for low- and moderate income persons. The Company, in connection with furthering its stated purposes, shall limit its activities to those relating to acquisition, financing, construction, and sale to income-qualified persons of the affordable, for-sale, residential housing development in the City of Clearwater, State of Florida to be named Lake Belleview Townhomes, all as set forth in that certain Co-Development Agreement between the Members dated February 16, 2024, as may be amended from time to time. In furtherance of that end, the Company may transact any and all lawful business for which a limited liability company may be formed, provided, however, all of the same is undertaken solely in accordance with the purposes of the not-for-profit status of the Members under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto).

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(a) The Company shall devote no substantial part of its time, money, effort, or personnel to lobbying in any political campaign for or against any candidate for public office. Notwithstanding any other provision of these Articles, the Company shall not carry on any activities not permitted to be carried on by entities exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto).

**ARTICLE III**  
**BUSINESS ADDRESS**

The address of the principal office of the Company is c/o Tampa Bay Neighborhood Housing Services, Inc., 608 North Garden Avenue, Clearwater, Florida 33755.

**ARTICLE IV**  
**MAILING ADDRESS**

The mailing address of the Company is c/o Tampa Bay Neighborhood Housing Services, Inc., 608 North Garden Avenue, Clearwater, Florida 33755.

**ARTICLE V**  
**REGISTERED AGENT AND ADDRESS**

The name and street address of the registered agent of the Company in the State of Florida are:

Russell A. Sibley, Jr.  
620 E. Twiggs St. – Ste 204  
Tampa, Florida 33602

**ARTICLE VI**  
**MEMBERS & MANAGEMENT**

The Company is to be managed by one or more Officers and Managers appointed by the Members. The initial officers and managers are:

Chair of Board	Michael Sutton
Chief Executive Officer	Frank Cornier
Treasurer	Sean King
Secretary	David Harder

All at the following address:

608 North Garden Avenue  
Clearwater, FL 33755

## **ARTICLE VII**

### **TERM**

The Company shall be wound-down and dissolved by the Members upon the last to occur of the sale of all Lake Bellevue Townhome units to income-qualified persons and turn-over of the homeowners' association to the owners thereof.

## **ARTICLE VIII**

### **DISSOLUTION**

Upon dissolution of the Company, the Members shall, after paying or making provision for the payment of all of the liabilities of the Company, dispose of all of the assets of the Company by distribution exclusively to the Members or one or more organizations which themselves are an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereof) or to the federal, state, or local government for exclusive public purpose.

## **ARTICLE IX**

### **NO PERSONAL LIABILITY**

The Members, managers, officers, and agents of the Company shall not be held personally liable or responsible for any contracts, debts, or defaults of the Company while acting for or on behalf of the Company in any official and authorized capacity. The Company shall indemnify all of its Members, managers, officers, and agents and all of its former Members, managers, officers, and agents, to the fullest extent permitted by law. The Company may procure one or more insurance policies in support of this indemnification.

## **ARTICLE X**

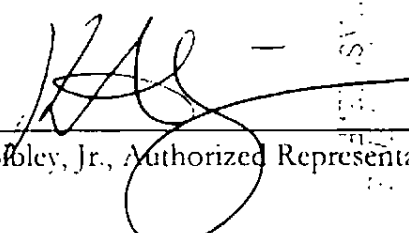
### **PROHIBITION AGAINST PRIVATE BENEFIT**

No part of the net earnings of the Company shall inure to the benefit of, or be distributable to its Members, officers, other private persons, or for-profit corporations, except that the Company shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in ARTICLE II herein.

**ARTICLE XI**  
**AMENDMENTS**

The Articles of Organization of this limited liability company may only be amended by the unanimous vote of the Members and in compliance with the other limitations in these Articles of Organization. No Member shall be obliged to contribute additional capital to the Company unless such obligation is approved and required by the unanimous vote of the Members.

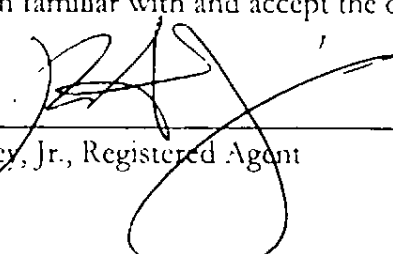
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes and with an effective date of this 9<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
Russell A. Sibley, Jr., Authorized Representative

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**ACCEPTANCE BY  
REGISTERED AGENT**

Having been named as registered agent and to accept service of process for Lake Bellevue Development, LLC at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

  
\_\_\_\_\_  
Russell A. Sibley, Jr., Registered Agent