

L97000001366

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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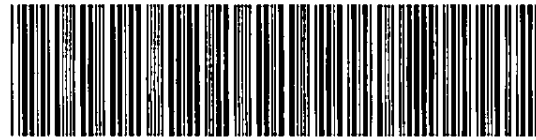
(Business Entity Name)

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DIVISION OF CORPORATIONS

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FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 18, 2017

PAUL GRAVENHORST  
515 EAST LAS OLAS BLVD  
STE 1200  
FT LAUDERDALE, FL 33301

SUBJECT: GRAND VIEW GARDEN HOMES, L.C.  
Ref. Number: L97000001366

We have received your document for GRAND VIEW GARDEN HOMES, L.C. and your check(s) totaling \$60.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please correct Florida Statute number to read 605.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Octavia L Simmons  
Regulatory Specialist II

Letter Number: 317A00018943

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TALLAHASSEE FLORIDA

## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Grand View Garden Homes, LCC  
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Paul S. Gravenhorst

Name of Person

Holland & Knight LLC

Firm/Company

515 East Las Olas Blvd., Suite 1200

Address

Ft. Lauderdale, Fla 33301

City/State and Zip Code

paul.gravenhorst@hklaw.com

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

For further information concerning this matter, please call:

Paul S. Gravenhorst

954

468-7925

at ( )

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

- \$25.00 Filing Fee       \$30.00 Filing Fee & Certificate of Status       \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)       \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**MAILING ADDRESS:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**STREET/COURIER ADDRESS:**  
Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**AMENDED AND RESTATED ARTICLES OF ORGANIZATION**  
**OF**  
**GRAND VIEW GARDEN HOMES, L.C.**

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17 OCT 13 AM 9:14  
JUNIOR COUNTY

In consideration of the mutual covenants herein contained, Paul S. Gravenhorst, as Trustee and Manager, hereby amend and restate in its entirety the Articles of Organization of Grand View Garden Homes, L.C., a limited liability company pursuant to Florida Statutes. The original Articles of Organization was filed on December 8, 1997 and assigned Document No. L97000001366. This Document was duly executed and filed in accordance with Section ~~605.41~~ <sup>605.41</sup> of the Florida Statutes.

**ARTICLE I. NAME**

*605.41  
605.41  
[Signature]*

The name of this limited liability company shall be:

GRAND VIEW GARDEN HOMES, L.C.

**ARTICLE II. PRINCIPAL PLACE OF BUSINESS**

The mailing address and the street address of the principal place of business of the limited liability company shall be 1893 Thatch Palm Drive, Boca Raton, Florida 33432, or such other place or places as may be agreed on by the members.

**ARTICLE III. DURATION**

This term of this limited liability company shall commence upon the filing of these Articles of Organization and shall be perpetual unless and until dissolved by the members herein as set forth in Article VI of these Articles of Organization.

**ARTICLE IV. MANAGEMENT**

The limited liability company shall be managed by a Board selected by the members and the name and address of the elected Managers are:

Paul S. Gravenhorst                      1893 Thatch Palm Drive  
Boca Raton, Florida 33432

Darin Hirschy                                1625 Bald Knob Road  
Sparta, North Carolina 28675

**ARTICLE V. MEMBERS**

A limited liability company shall have the following members, the names, addresses and interests are as follows:

Paul S. Gravenhorst Living Trust Dated January 12, 1999 (99%)

Paul S. Gravenhorst, Trustee  
1893 Thatch Palm Drive  
Boca Raton, Fla 33432

Realty Associates International, LCC (1%)

Paul S. Gravenhorst, Manager  
1893 Thatch Palm Drive  
Boca Raton, Fla 33432

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**ARTICLE VI. ADMISSION OF MEMBERS**

Admission of new members shall be only by the unanimous written consent of the then current members of this limited liability company.

**ARTICLE VII. DISSOLUTION**

Unless the members unanimously agree in writing to continue the existence of the limited liability company within sixty (60) days of the happening of an event of dissolution, the limited liability company shall be dissolved upon the happening of any of the following events of dissolution:

- (1) Withdrawal, retirement, or expulsion of any member;
- (2) Death, voluntary dissolution or bankruptcy of any member; or
- (3) Unanimous agreement of the members.

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 DEPARTMENT OF REVENUE

**ARTICLE VIII. PURPOSE**

This limited liability company is created and conducted for the purpose of engaging in the business of property investments (real estate and/or other), and in such other related businesses as may be agreed on by the members.

**ARTICLE IX. PROPERTY**

(1) Property. All property originally paid or brought into, or transferred to, the limited liability company as contributions to capital by the members, or subsequently acquired by purchase or otherwise on account of the limited liability company shall be property of this limited liability company.

(2) Property to be in Limited Liability Company Name. The title to all limited liability company property shall be held in the name of the limited liability company.

(3) Books of Account. Books of account shall be kept by the members, and proper entries made therein of all the sales, purchases, receipts, payments, engagements, transactions, and property of the limited liability company.

**ARTICLE X. PROFITS AND LOSSES**

(1) Profits and Losses. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to his or its distributive share of the profits according to his pro rata Interest in the company. Losses shall be passed through to each member according to the member's pro-rata share in the company.

(2) Minimum Distributions. To the extent funds are available, the Company shall make an equal distribution each year to all of the Members to cover their income tax liability resulting from their investment in this limited liability company.

**ARTICLE XI. NOTICES TO MEMBERS**

All notices to the members pursuant to these Articles shall be in writing and shall be deemed effective when given by personal delivery or upon mailing by certified mail, return receipt requested.

**ARTICLE XII. MEETINGS OF MEMBERS**

Without call or notice, the members shall hold regular annual meetings at times and places to be selected by members. In addition, special meetings may be called by any member at any time after the giving of five (5) days' notice to the other member, or members if more than one. Notice of special meetings shall be by actual notice in person or by telephone to each member. Any member's presence at a meeting constitutes a waiver of notice of such meeting except in the event

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that a member attends a meeting and protests the lack of notice to him. Minutes shall be made of the regular and special meetings of the members of the limited liability company.

**ARTICLE XIII. TRANSFERABILITY**

Members may not transfer their interest in the limited liability company, except as provided in the Amended Regulations.

**ARTICLE XIV. AMENDMENTS**

These Articles may be amended at any time by vote by unanimous vote of the members. Amendments shall be filed as required with the Florida Department of State.

IN WITNESS WHEREOF, the parties hereto have executed these Amended and Restated Articles of Organization this 14<sup>th</sup> day of September, 2017.

Wendy Schaffer  
Betty M. Lloyd

Paul S. Gravenhorst  
Paul S. Gravenhorst, Trustee

Wendy Schaffer  
Betty M. Lloyd

Paul S. Gravenhorst  
Paul S. Gravenhorst, Manager

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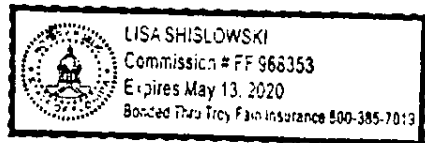
STATE OF FLORIDA        )  
  ) ss:  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 2017, by Paul S. Gravenhorst, as Manager and Trustee, who is personally known to me (or has produced \_\_\_\_\_ as identification].

*Lisa Shislowski*  
(SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)

Lisa Shislowski  
Name of acknowledger, typed, printed or stamped)

Notary Public  
(Title or rank (serial number, if any)



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