

# 198000003372

M.E. McG...  
Requestor's Name  
222 S. New York Ave Ste 3  
Address  
DRL FL 32819 599-9604  
City/State/Zip Phone #

Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. Lake Emma Pines Development LLC  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

☐ Walk in ☐ Pick up time \_\_\_\_\_ ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 DEC 23 PM 4:50  
EFFECTIVE DATE 11/98

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-12/24/98-01001-003  
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(C)

B/R  
12/27/98

Examiner's Initials

ARTICLES OF ORGANIZATION

OF

Lake Emma Pines Development L.C.

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11/1/99

These Article of Organization are executed for the purpose of forming a Limited Liability Company pursuant to Chapter 608 (1997) of the Laws and Statutes of the State of Florida.

ARTICLE I  
NAME

The name of the limited liability company is Lake Emma Pines Development L.C. (the Company).

ARTICLE II  
PERIOD OF DURATION

The Company shall have perpetual existence unless terminated and dissolved as allowed by law. The effective date of this filing is January 1, 1999.

ARTICLE III  
MAILING /STREET ADDRESS

The mailing address and the street address of the Company's principal office is 222 South New York Avenue, Suite 3, Winter Park, Florida 32789.

ARTICLE IV  
REGISTERED AGENT

The initial registered agent of the Company is: THOMAS C. GARO, whose address is: 222 South New York Avenue, Suite 3, Winter Park, FL 32789.

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**ARTICLE V  
INITIAL MEMBERS**

The initial members of the Company are:

Thomas C. Garo    222 S. New York Avenue, Suite 3, Winter Park, FL 32789

Scott C. Honan    222 S. New York Avenue, Suite 3, Winter Park, FL 32789

**ARTICLE VI  
NEW MEMBERS**

New members may be admitted to the Company upon unanimous approval by all members of the Company.

**ARTICLE VII  
DEATH, RETIREMENT, RESIGNATION, EXPULSION, ETC.  
OF A MEMBER**

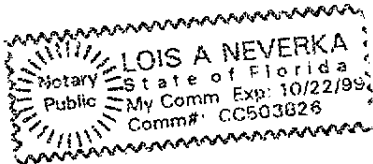
If a member dies, retires, resigns, or is expelled from the Company, becomes bankrupt, has a court of competent jurisdiction enter an order to decree adjudicating him incompetent to manage his estate or person, dissolves and commences winding-up, or if the existence of a member that is a corporation or other legal entity shall terminate (the "Incapacitated Member"), the Company shall be dissolved unless the business of the Company is continued by unanimous consent of all remaining members. If the business of the Company is continued, the remaining members shall elect either the (a) permit the Incapacitated Member's successor in interest to continue as an Assignee or substitute Member, or (b) cause the Company to redeem the interest of the Incapacitated Member. If the Incapacitated Member's successor-in-interest continues as an assignee or substitute Member then, the successor-in-interest shall be liable for the Incapacitated Member's obligations to the Company.

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EFFECTIVE DATE  
11/1/99

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December 1998 by SCOTT C. HONAN, to me personally known or who produced person identification.



*Lois A. Neverka*

NOTARY PUBLIC

**ACCEPTANCE**

I HEEREBY CERTIFY that I am a permanent resident of Orange County, Florida residing at the place indicated above and I hereby accept the foregoing designation as Registered Agents.

*[Signature]*

THOMAS C. GARO  
Registered Agent

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11/1/99

**ARTICLE VIII  
MANAGEMENT OF THE COMPANY**

The Company is to be managed by its members and the names and addresses of the managing members are:

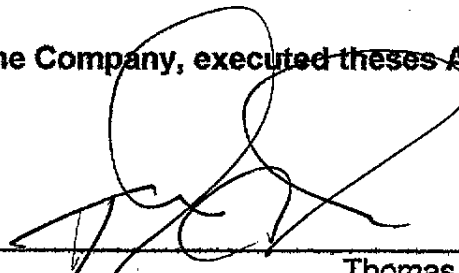
Thomas C. Garo 222 S. New York Avenue, Suite 3, Winter Park, FL 32789


Scott C. Honan 222 S. New York Avenue, Suite 3, Winter Park, FL 32789

**ARTICLE IX  
CHANGE OR INCREASE OF MANAGING MEMBERS**

Upon unanimous consent of a majority of its members, the managing members may be changed and/or increased.

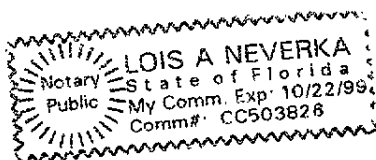
The undersigned, as organizers of the Company, executed these Articles on the 23<sup>rd</sup> day of December 1998.

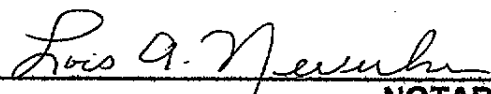
  
\_\_\_\_\_  
Thomas C. Garo

  
\_\_\_\_\_  
Scott C. Honan

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December 1998 by THOMAS C. GARO, to me personally known or who produced person identification.



  
\_\_\_\_\_  
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EFFECTIVE DATE  
11/19/98

### Affidavit of Membership and Contributions

The undersigned member or authorized representative of a member of \_\_\_\_\_  
LAKE EMMA PINES DEVELOPMENT L.C. \_\_\_\_\_ certifies:

- 1) the above named limited liability company has at least one member.
- 2) the total amount of cash contributed by the member(s) is \$ 100.00;
- 3) if any, the agreed value of property other than cash contributed by member(s) is \$ -0-;  
(A description of the property is attached and made a part hereto.); and
- 4) the total amount of cash and property contributed and anticipated to be contributed by member(s) is \$ 100.00.

M E McQuinn  
Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

M. E. McQuinn  
Typed or printed name of signee

Filing Fee: \$250.00 for Articles and Affidavit