



**State of Rhode Island
Office of the Secretary of State**

Fee: \$150.00

Division Of Business Services
148 W. River Street
Providence RI 02904-2615
(401) 222-3040

**Limited Liability Company
Articles of Organization**

(Chapter 7-16-6 of the General Laws of Rhode Island, 1956, as amended)

ARTICLE I

The name of the limited liability company is: WATERFRONT AT JOHNSON'S POND, LLC

ARTICLE II

The street address (post office boxes are not acceptable) of the limited liability company's registered agent in Rhode Island is:

No. and Street: 33 COLLEGE HILL RD.
STE. 20

City or Town: WARWICK

State: RI

Zip: 02886

The name of the resident agent at such address is: RICHARD E. FLEURY

ARTICLE III

Under the terms of these Articles of Organization and any written operating agreement made or intended to be made, the limited liability company is intended to be treated for purposes of federal income taxation as:

Check one box only

☐ a partnership ☒ a corporation ☐ disregarded as an entity separate from its member

ARTICLE IV

The address of its principal office of the limited liability company if it is determined at the time of organization:

No. and Street: 120 BARBS HILL RD.

City or Town: GREENE

State: RI

Zip: 02827

Country: USA

ARTICLE V

The limited liability company has the purpose of engaging in any lawful business, unless a more limited purpose is set forth in Article VI of these Articles of Organization.

The period of its duration is: ☒ Perpetual ☐

ARTICLE VI

Additional provisions, if any, not inconsistent with law, which members elect to have set forth in these Articles of Organization, including, but not limited to, any limitation of the purposes or any other provision which may be included in an operating agreement:

TO RENDER SERVICES AND EXPERTISE TO THE OWNER OF FLOWAGE RIGHTS ON THAT CERTAIN POND LOCATED IN THE TOWN OF COVENTRY KNOWN AS JOHNSONS POND AND THAT CERTAIN PARCEL OF LAND ABUTTING THEREON IN ORDER TO

DEVELOP APPROXIMATELY 891 LEASEHOLD LAND ONLY CONDOMINIUM UNITS AND COMMON AREA OF FLOWAGE WITH RESPECT TO SAID LAND OR FOR ANY LAWFUL PURPOSE.

ARTICLE VII

The limited liability company is to be managed by its X Members or Managers (check one)
(If managed by Members, go to ARTICLE VIII)

The name and address of each manager (If LLC is managed by Members, DO NOT complete this section):

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
MANAGER	GREGORY BRUCE SOSCIA	120 BARBS HILL RD. GREENE, RI 02827 USA
MANAGER	DOUGLAS JERRY SOSCIA	6 SILVER MAPLE DR. COVENTRY, RI 02816 USA

ARTICLE VIII

The date these Articles of Organization are to become effective, not prior to, nor more than 90 days after the filing of these Articles of Organization.

Later Effective Date: 06/09/2022

This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the company, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-16.

Signed this 9 Day of June, 2022 at 7:17:58 PM by the Authorized Person.

GREGORY BRUCE SOSCIA

Address of Authorized Signer:
120 BARBS HILL RD.

Form No. 400
Revised 09/07

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State of Rhode Island

Department of State | Office of the Secretary of State

Nellie M. Gorbea, *Secretary of State*

I, NELLIE M. GORBEA, Secretary of State of the State of Rhode Island,
hereby certify that this document, duly executed in accordance with the provisions
of Title 7 of the General Laws of Rhode Island, as amended, has been filed in this

office on this day:

June 09, 2022 07:16 PM

A handwritten signature in blue ink, reading "Nellie M. Gorbea". The signature is fluid and cursive.

Nellie M. Gorbea
Secretary of State

