



**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: C&C Pond Realty Management, 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: 15 STEVENS STREET

City or Town: TIVERTON

State: RI

Zip: 02878

The name of the resident agent at such address is: DEAN TRAVIS

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

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

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: 15 STEVENS STREET

City or Town: TIVERTON

State: RI

Zip: 02878

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:

THE PURPOSES OF THE LLC ARE: (A) TO INVEST, OWN, DEVELOP AND OPERATE REAL ESTATE OF ALL KINDS, INCLUDING, WITHOUT LIMITATION COMMERCIAL AND VACANT PROPERTIES, AND IN CONNECTION WITH THE FOREGOING, IT MAY BUY, SELL, OWN, OPERATE AND OTHERWISE DEAL IN REAL ESTATE; (B) TO MANAGE AND OPERATE ENTITIES THROUGH WHICH INTERESTS IN PROJECTS ARE HELD BY PERSONS WHICH ARE NOT AFFILIATES OF THE MEMBERS; (C) TO ENGAGE IN ANY LAWFUL ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL TO ANY OF THE FOREGOING (INCLUDING, SUBJECT TO THE PROVISIONS OF THE LLC'S OPERATING AGREEMENT, THE BORROWING AND LENDING OF MONEY); AND (D) SUBJECT TO THE PROVISIONS HEREOF, TO ENGAGE IN ANY OTHER ACTIVITY IN WHICH A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF RHODE ISLAND MAY LAWFULLY ENGAGE.

ARTICLE VII

The limited liability company is to be managed by its ☐ Members* or ☒ Managers (check one)

*** If you checked to be managed by your MEMBERS (the owners) DO NOT complete the following section. Only complete the following section if you checked to be managed by MANAGERS.**

The name and address of each manager:

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
MANAGER	DEAN TRAVIS	15 STEVENS STREET TIVERTON, RI 02878 USA
MANAGER	SEAN P. TRAVIS	218 HORIZON WAY FALL RIVER, MA 02720 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:

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 1 Day of May, 2024 at 1:31:43 PM by the Authorized Person.

SCOTT K. DEMELLO

Address of Authorized Signer:

117 METRO CENTER BLVD., SUITE 2001

WARWICK, RI 02878

Form No. 400
Revised 09/07

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State of Rhode Island

Department of State | Office of the Secretary of State

Gregg M. Amore, *Secretary of State*

I, GREGG M. AMORE, 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:

May 01, 2024 01:29 PM

A handwritten signature in black ink, reading "Gregg M. Amore". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Gregg M. Amore
Secretary of State

