



COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

Office of the Clerk

November 21, 2019

1911080475

MELISSA A LOCKWOOD
FLORA PETTIT PC
530 EAST MAIN ST
CHARLOTTESVILLE, VA 22902

RECEIPT

RE: Denstock Meadow Branch II LLC

ID: S867303 - 2

DCN: 19-11-21-5441

This receipt acknowledges payment of \$100.00 to cover the fee for filing articles of organization for a limited liability company with this office.

This receipt also acknowledges payment of \$100.00 to cover the fee for expedited service.

The effective date of the certificate of organization is November 21, 2019.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, (866) 722-2551.

Sincerely,

Joel H. Peck
Clerk of the Commission

RECEIPTLC
LLNCD
CISLFD

Laura Dunivan

From: SCCeFile
Sent: Thursday, November 21, 2019 9:43 AM
To: eFile_Legal
Subject: 1911215441 - Denstock Meadow Branch II LLC

191121 5441

EXPEDITE

Document Control No.:

\$200- 191121 5441
LFO 11/21/19

Document Type: Articles of Organization (New Virginia Limited Liability Company (LLC))

Company Name: Denstock Meadow Branch II LLC

Name Distinguishable?: LFO Yes/ No
Conflict ID _____

Requested Processing: Next Day

Evidence Return: Email

Submitted Date: 11/21/2019 09:42 AM

Amount Paid to SCC: \$200.00

Contact Name: Melissa A. Lockwood
Firm Name: Flora Pettit PC
Address: 530 East Main Street
City/State/Zip: CHARLOTTESVILLE, Virginia 22902
Country: United States of America
Phone: (434) 979-1400
Email: mal@fplegal.com

CHARTER FEE

FILING FEE

EXPEDITE FEE(S)

TOTAL FEES

INITIALS/DATE

100

100

200

JSD/11/21/19

OK

Special Effective Date/Time

INDUSTRY CODE: _____

SEND COPY TO: _____

S86730321

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND, NOVEMBER 21, 2019

The State Corporation Commission has found the accompanying articles submitted on behalf of
Denstock Meadow Branch II LLC

to comply with the requirements of law, and confirms payment of all required fees. Therefore, it
is ORDERED that this

CERTIFICATE OF ORGANIZATION

be issued and admitted to record with the articles of organization in the Office of the Clerk of the
Commission, effective November 21, 2019.

STATE CORPORATION COMMISSION

By 

Judith Williams Jagdmann
Commissioner

**ARTICLES OF ORGANIZATION
OF
DENSTOCK MEADOW BRANCH II LLC**

The undersigned Organizer does hereby form a limited liability company (the "LLC") under the Virginia Limited Liability Company Act (the "Act"), Title 13.1, Chapter 12, of the Code of Virginia (1950), as amended, and hereby declares and establishes the following as the Articles of Organization of such LLC:

ARTICLE I.

Name

The name of the limited liability company (herein referred to as the "LLC") shall be: **Denstock Meadow Branch II LLC.**

ARTICLE II.

Period of Duration

The LLC shall have a perpetual existence, unless sooner dissolved according to law or by its Members in accordance with the Operating Agreement (as defined below).

ARTICLE III.

Registered Office and Agent; Principal Office

The address of the initial registered office of the LLC is 530 East Main Street, Charlottesville, Virginia 22902, which is located within the jurisdictional limits of the City of Charlottesville. The initial registered agent of the LLC is J. Page Williams, a resident of Virginia and a member of the Virginia State Bar, whose business office is the same as the registered office of the LLC.

The post office address of the principal office of the LLC is 1430 Rolkin Court, Suite 301, Charlottesville, VA 22911.

ARTICLE IV.

Membership Interests and Rights

The nature of each Member's membership interest in the LLC shall be set forth in a written Operating Agreement, which shall, among other things, specify the voting rights, rights to income distributions, and rights upon liquidation with respect to each Member of the LLC.

ARTICLE V.

Manager-Managed Company

The LLC shall be a "manager-managed limited liability company" within the meaning of

the Act, and no Member of the LLC, solely by reason of such Member's membership in the LLC, shall be considered or relied upon to be an agent of the LLC for the purpose of binding the LLC with respect to any transaction or other obligation whatsoever. The LLC may have one or more Managers from time to time, who shall be elected by the Members and serve in accordance with the duties and authority of a Manager, all as set forth in the Operating Agreement.

ARTICLE VI.
Operating Agreement

The manner in which the LLC conducts its business and affairs, the duties and authority of its Manager(s), and the rights and obligations of its Members, to the extent not expressly required by and provided for in the Act or these Articles of Organization, shall be set forth in an Operating Agreement (the "Operating Agreement") initially adopted by the unanimous consent of the Members of the LLC. The Operating Agreement may from time to time be amended as provided therein.

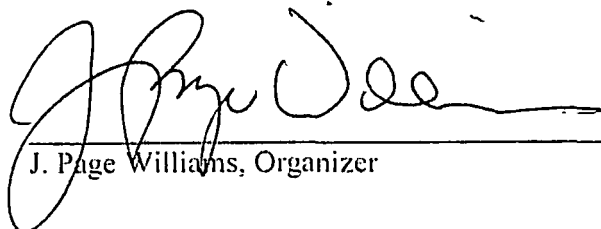
ARTICLE VII.
Limitation of Liability

In any proceeding brought by or in the right of the LLC or brought by or on behalf of its members, no Manager or Member shall be liable to the LLC or its Members for any monetary damages with respect to any transaction, occurrence, course of conduct, or otherwise, except for: (1) liability resulting from such Manager's or Member's having engaged in willful misconduct or a knowing violation of the criminal law, and (2) any financial obligations expressly created by the terms of written agreements entered into by a Manager and/or Member with the LLC including but not limited to the Operating Agreement.

ARTICLE VIII.
Amendments

These Articles of Organization may be altered, amended, restated, or repealed and/or new Articles of Organization (superseding these Articles of Organization) may be adopted by the Members owning at least two-thirds of the Membership Interests in the LLC at a regular or special meeting upon due notice of the proposed alteration, amendment, restatement, replacement or repeal as provided in the Operating Agreement.

DATED this 21st day of November, 2019.



J. Page Williams, Organizer