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(Requestor's Name)

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(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

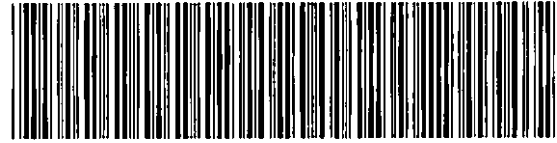
(Business Entity Name)

(Document Number)

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COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Pennco Developers, LLC
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

John P. Carrigan, Esq.
Name of Person

ROSS EARLE BONAN ENBOR & CARRIGAN, P.A.
Firm/Company

789 SW Federal Highway, Suite 101
Address

Stuart, FL 34994
City/State and Zip Code

jpc@reblawpa.com
E-mail address: (to be used for future annual report notification)

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For further information concerning this matter, please call:

John P. Carrigan, Esq. at (772) 287-1745
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF ORGANIZATION
OF
PENNCO DEVELOPERS, LLC
a Limited Liability Company**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

Article I – Name:

The name of the limited liability company (hereinafter referred to as the “Company”) is:

Pennco Developers, LLC

ARTICLE II – Principal and Mailing Address:

The mailing address and street address of the principal office of the Company is:

1025 SW Martin Downs Blvd., Ste. 204
Palm City, FL 34990

ARTICLE III – Registered Agent:

The name and the Florida street address of the initial registered agent is: John R. Carrigan, Esq., ROSS EARLE BONAN ENSOR & CARRIGAN, P.A., 789 S.E. Federal Highway, Suite 101, Stuart, FL 34994.

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ARTICLE IV – Management:

The Members own 100% of the membership interests in the Company, as set forth in the operating agreements. The name, title, and mailing address of the Member(s) as of the Effective Date of these Articles of Organization are as follows:

<u>Name:</u>	<u>Title:</u>	<u>Address:</u>
Aaron Penn	Member	1025 SW Martin Downs Blvd., Ste. 204 Palm City, FL 34990

ARTICLE V – Limitation on Agency Authority of Members:

Pursuant to section 605.04074 of the Florida Revised Limited Liability Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member.

ARTICLE VI – Operating Agreement:

Any Operating Agreement (as defined in Section 605.0102 (45) of the Act), relating to this Limited Liability Company must be in writing and signed by all of the members.

ARTICLE VII – Liability of Member; Indemnification:

(a) Liability of Member. Except as otherwise required in the Act, the debts, obligations, and liabilities of the Company, whether arising in contract, tort, or otherwise, shall be solely the debts, obligations, and liabilities of the Company, and the Member shall not be obligated personally for any such debt, obligation, or liability of the Company solely by reason of being the Member or participating in the management of the Company.

(b) Indemnification. To the fullest extent permitted under the Act, the Member (irrespective of the capacity in which it acts) shall be entitled to indemnification and advancement of expenses from the Company for and against any loss, damage, claim, or expense (including attorneys' fees) whatsoever incurred by the Member relating to or arising out of any act or omission or alleged acts or omissions (whether or not constituting negligence or gross negligence) performed or omitted by the Member on behalf of the Company; provided, however, that any indemnity under this Section shall be provided out of and to the extent of Company assets only, and neither the Member nor any other person shall have any personal liability on account thereof.

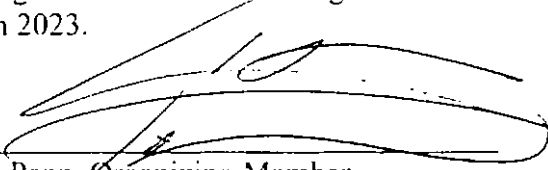
ARTICLE VIII – Effective Date of Existence:

The effective date of existence of this Limited Liability Company shall be the date of filing of the Articles.

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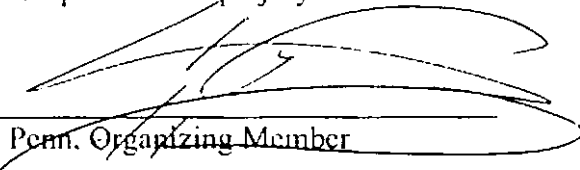
[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 04 day of March 2023.



Aaron Penn, Organizing Member

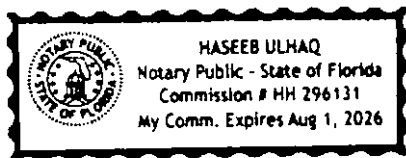
In accordance with Sections 605.0201 and 605.0203, Florida Statutes, the execution of this certificate constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

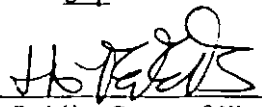


Aaron Penn, Organizing Member

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of physical presence or online notarization, by Aaron Penn who is personally known to me or produced Aaron S. Penn as identification on March 04, 2023.



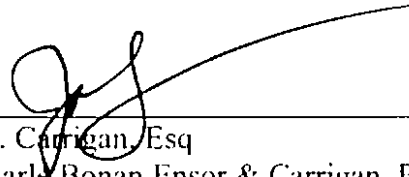


Notary Public, State of Florida
Haseeb Ulhaq
Print name
My commission expires: Aug 1 2026

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated limited liability company, at the place designated in these Articles, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of his duties.



John P. Carrigan, Esq.
Ross Earle Bonan Ensor & Carrigan, P.A.
as Registered Agent

Date: 3/7/23

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