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607-1246
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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: 4217 ABBEY, 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:

William A Smitherman

(Name of Person)

4217 ABBEY, LLC

(Firm/Company)

PO Box 1535

(Address)

Haines City, FL 33845

(City/State and Zip Code)

For further information concerning this matter, please call:

William A Smitherman

(Name of Person)

at (760) 221-7816

(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

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

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ARTICLES OF ORGANIZATION
OF
4217 ABBEY, LLC

WE, the undersigned, do hereby certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and communities of limited liability companies for profit. We further declare that the following Articles shall be the charter and authority for the conduct of business of said limited liability company.

ARTICLE I

NAME

The name of this limited liability company shall be 4217 ABBEY, LLC, and its principal place of business shall be in the City of Haines City, County of Polk, State of Florida, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the member(s).

ARTICLE II

PURPOSES AND POWERS

A. Purpose

Notwithstanding any provision hereof or of any other document governing the information, management or operation of the Limited Liability Company to the contrary, the following shall govern: The nature of the business and the purposes to be conducted and promoted by the Limited Liability Company, is to engage solely in the following activities:

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1. To operate any business or investment activity that is lawful under the laws of the State of Florida and the United States of America which includes the operation, ownership and management of real property interests of any kind or description and hereinafter referred to as the "property" .

2. To own, hold, sell, assign, transfer, operate, lease, mortgage, pledge and otherwise deal with real Property besides the inspection thereof.

3. To exercise all powers enumerated in the Limited Liability Company Act of 1982 and as amended necessary or convenience to the conduct, promotion or attainment of the business or purposes otherwise set forth herein.

B. Certain Prohibited Activities notwithstanding any provision hereof or of any other document governing the formation, management or operation of the Limited Liability Company to the contrary, the following shall govern: The Limited Liability Company shall not engage in any business that is not permitted under the laws of the United States of America and/or the State of Florida which may prohibit a Limited Liability Company from engaging therein.

C. Indemnification

1. The LLC will indemnify an individual made a party to a proceeding because he is or was a manager, organizer, and/or an owner in the Limited Liability Company against liability in the proceeding if (a) he conducted the business in good faith; (b) he reasonably believed the that his conduct was in or at least not opposed to the Limited Liability Company's best interest; and on the case of any criminal proceeding, he had no reasonable cause to believe his conduct was unlawful.

2. The indemnification of reimbursement of reasonable expenses incurred will

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not be exclusive to any other rights that said person may be entitled under any by-law, agreement, vote of members or otherwise.

3. The undertaking required herein and above will be an unlimited general obligation but shall not be interpreted as mandating indemnification and advancement of expenses to the extent permitted by law.

D. Management

The Limited Liability Company will be managed by a manager. The name and address of the manger who will serve as manager until a change is made is CENTRAL FLORIDA PROPERTY MANAGEMENT, LLC, 3138 Camelot Drive, City of Haines City, State of Florida, County of Polk, 33844.

E. Dissolution

Notwithstanding any provision hereof or of any other document governing the formation, management or operation of the Limited Liability Company to the contrary, the following shall govern: To the extent permissible under applicable federal and state tax law, the vote of a majority-in-interest of the remaining member(s) is sufficient to continue the life of the Limited Liability company.

F. Voting

Notwithstanding any provision hereof or of any other document governing the formation, management or operation of the Limited Liability Company to the contrary, the following shall govern: when acting on matters subject to the vote of the member(s), notwithstanding that the Limited Liability Company is not then insolvent, each individual is entitled the righting votes give each individual upon entry into the Limited Liability Company.

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CENTRAL FLORIDA PROPERTY MANAGEMENT, LLC will initially have one-hundred (100%) of the vote.

ARTICLE III

CAPITAL CONTRIBUTIONS

Capital contributions in the amount of \$1.00 and other valuable consideration shall be paid to the Limited Liability Company by the sole member. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the member(s). Member(s) will make contributions in equal shares.

ARTICLE IV

LIMITED LIABILITY COMPANY POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the directions of, the member(s) of this limited liability company. This article may be amended from time to time in the regulations of the limited liability company by a majority vote of the member(s) of the limited liability company.

ARTICLE V

EXISTENCE

This Limited Liability Company shall exist perpetually, or until dissolved in manner provided by law, or as provided in the Regulations adopted by the member(s).

ARTICLE VI

PRINCIPAL PLACE OF BUSINESS

The principal office of this limited liability company shall be located at 3138 Camelot Drive, City of Haines City, State of Florida, County of Polk, 33884 and the mailing address of said

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principal office of the Limited Liability Company shall be the same.

ARTICLE VII

Member(s)

Management of this limited liability company is reserved to its member; CENTRAL FLORIDA PROPERTY MANAGEMENT, LLC as the "manager."

ARTICLE VIII

INITIAL REGISTERED OFFICE

The street address of the initial registered office is 3138 Camelot Drive, Haines City, County of Polk, State of Florida 33844, and the name of the initial registered agent at that office is William A Smitherman.

ARTICLE IX

RESTRICTIONS ON MEMBERSHIP

Member(s) shall have the right to admit new member(s) by unanimous consent. Contributions required of new member(s) shall be determined as of the time of admission to the limited liability company along with their respective voting rights..

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of the member(s).

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the Company, the remaining member(s) shall have the right to continue the business upon unanimous consent of such remaining member(s).

I, the undersigned, being the original member of the foregoing limited liability company, do

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hereby certify that the foregoing constitutes the proposed Articles of Organization of 3055 Camelot LLC.



William A Smitherman
Incorporator

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 608.407(d), Florida Statutes, the following is submitted, in compliance with said Act:

First -- That 4217 ABBEY, LLC, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Organization of 48 ASPEN, LLC at 3138 Camelot Drive, City of Haines City, State of Florida, County of Polk, 33844, has named William A Smitherman, located at 3138 Camelot Drive City of Haines City, County of Polk, State of Florida 33844, as its agent to accept service of process within this state. ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated Limited Liability Company, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.



William A Smitherman
Resident Agent