

# L010000010982

FILINGS, INC. TERESA ROMAN

(Requestor's Name)

2805 LITTLE DEAL ROAD

(Address)

TALLAHASSEE, FLORIDA 32308

385-6735

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

100004463081--1  
-07/09/01--01002--005  
\*\*\*\*125.00 \*\*\*\*125.00

**CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):**

1. Unetian Villa Town Homes, LLC  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☒ Walk in ☐ Pick up time \_\_\_\_\_ = ☐ Certified Copy
- ☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

APPROVED  
AND  
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01 JUL -6 PM 3:26  
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TALLAHASSEE, FLORIDA

RECEIVED  
DIVISION OF CORPORATIONS  
DEPARTMENT OF STATE  
2007 JUL -6 PM 2:47  
NOT RECORDED  
TO ACKNOWLEDGE  
SUFFICIENCY OF FILING

Examiner's Initials

**ARTICLES OF ORGANIZATION**  
**OF**  
**VENETIAN VILLA TOWNHOMES, LLC**

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**ARTICLE I: NAME**

The name of this limited liability company is VENETIAN VILLA TOWNHOMES, LLC (hereinafter "Company"), whose mailing address and street address of the principal office of the limited liability company is **300 N. E. 3<sup>rd</sup> Avenue, Suite 300, Fort Lauderdale, Florida 33301.**

**ARTICLE II: DURATION**

This limited liability company shall remain in existence perpetually; and the effective date of commencement is hereby designated as **the date of filing of these Articles.**

**ARTICLE III: PURPOSE**

This limited liability company is organized to transact any lawful business for limited liability companies organized under Chapter 608 of the Florida Statutes "Limited Liability Companies", including purchasing or otherwise acquiring, and to own, mortgage, pledge, sell, assign, transfer or otherwise dispose of, and to invest in, trade in, deal in and with goods, wares, merchandise, real and personal property and services of every class and description; and to carry on any business which can be advantageously pursued in conjunction with or incidental to any of the above purposes.

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#### ARTICLE IV: MANAGEMENT

The Company shall be a manager-managed company, and the initial Manager shall be VPAC Developers, Inc., a Florida corporation.

#### ARTICLE V: INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this limited liability company is **315 N.E. 3<sup>rd</sup> Avenue, Suite 200, Fort Lauderdale, FL 33301**, and the name of the initial registered agent of this limited company is **Walter L. Morgan**.

#### ARTICLE VI: MEMBERS

The names and addresses of each member of this organization, together with the relative percentage ownership of each member is as follows:

	<u>Ownership %</u>
<b>VPAC Developers, Inc., a Florida corporation</b> <b>300 N.E. 3<sup>rd</sup> Ave., #200</b> <b>Fort Lauderdale, FL 33301</b>	<b>1%</b>
<b>Philip A. Cohen</b> <b>3221 N.W. 10<sup>th</sup> Terrace</b> <b>Fort Lauderdale, FL 33309</b>	<b>49.5%</b>
<b>Vernon J. Pierce</b> <b>300 N.E. 3<sup>rd</sup> Ave., #200</b> <b>Fort Lauderdale, FL 33301</b>	<b>49.5%</b>

#### ARTICLES VII: TRANSFER OF OWNERSHIP

The ownership interest of any member may not be transferred to a non-member except as set forth in the Operating Agreement of the Company. In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of any member, this limited liability company may continue to operate upon the written consent of all members owning a fifty-one (51%) percent majority interest in this limited liability company.

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## ARTICLE VIII: ADDITIONAL MEMBERS

Additional members may be added with the consent and written amendment executed by all (100%) of the members.

## ARTICLE XI: AMENDMENT

This limited liability company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment thereto, and any right conferred upon the members is subject to this reservation.

IN WITNESS WHEREOF, the undersigned member has executed these Articles of Organization this 5 day of July, 2001.

VPAC Developers, Inc., a Florida corporation  
By:

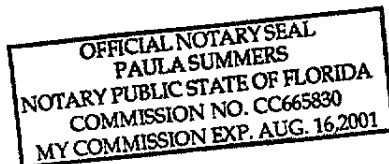
Vernon J. Pierce  
Vernon J. Pierce, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5th day of July, 2001, by Vernon J. Pierce, as President of VPAC Developers, Inc., a Florida corporation, on behalf of said corporation (☒) who is personally known to me or ( ) who produced a driver's license as identification and who did not take an oath.

Paula Summers  
Notary Public, State of Florida  
My Commission Expires:



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TALLAHASSEE, FLORIDA

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AND  
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## REGISTERED AGENT CERTIFICATE

In pursuance of Chapters 48.091 and 607.415 and 608.416, Florida Statutes, the following is submitted:

**VENETIAN VILLA TOWNHOMES, LLC**, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in the City of Fort Lauderdale, State of Florida, has named **Walter L. Morgan** as its agent to accept service of process within the State of Florida.

VPAC Developers, Inc., a Florida corporation

By: Vernon J. Pierce  
Vernon J. Pierce, President  
Title: Member  
Date: July 5, 2001.

Having been named to accept service of process for the above stated limited liability company at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties. The undersigned is familiar with, and accepts the obligations of this position.

Walter L. Morgan  
Walter L. Morgan  
Date: July 5, 2001.

01 JUL - 6 PM 3:25  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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