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07/15/04--01021--015 **35.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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RA acceptance

~~delete incorporation & put~~
~~organization in paragraph above~~
signature

TRANSMITTAL LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Property Management & Home Sitters of South Florida, 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:

Zoraida Olivera
(Name of Person)

Property Management & Home Sitters of South Florida, LLC
(Firm/Company)

1200 South Federal Hwy.
(Address)

Hollywood, Florida 33020
(City/State and Zip Code)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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For further information concerning this matter, please call:

Zoraida Olivera
(Name of Person)

at (786) 200-5885
(Area Code & Daytime Telephone Number)

STREET ADDRESS:

Registration Section
Division of Corporations
409 E. Gaines Street
Tallahassee, Florida 32399

MAILING ADDRESS:

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



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

July 20, 2004

ZORAIDA OLIVERA
PROPERTY MANAGEMENT & HOME SITTERS OF SO
1200 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, FL 33020

SUBJECT: PROPERTY MANAGEMENT & HOME SITTERS OF SOUTH
FLORIDA, LLC
Ref. Number: W04000027748

We have received your document for PROPERTY MANAGEMENT & HOME
SITTERS OF SOUTH FLORIDA, LLC and your check(s) totaling \$160.00.
However, the enclosed document has not been filed and is being returned for the
following correction(s):

The registered agent must sign accepting the designation.

In the paragraph below the registered agent information you have indicated that
the proposed Articles of Incorporation it should be Organization not Incorporation.

Please return your document, along with a copy of this letter, within 60 days or
your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call
(850) 245-6913.

Diane Cushing
Document Specialist

Letter Number: 604A00045915



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

July 30, 2004

ZORAIDA OLIVERA
PROPERTY MANAGEMENT & HOME SITTERS OF SO
1200 SOUTH FEDERAL HIGHWAY
HOLLYWOOD, FL 33020

SUBJECT: PROPERTY MANAGEMENT & HOME SITTERS OF SOUTH
FLORIDA, LLC
Ref. Number: W04000027748

We have received your document for PROPERTY MANAGEMENT & HOME
SITTERS OF SOUTH FLORIDA, LLC and your check(s) totaling \$135.00.
However, the enclosed document has not been filed and is being returned for the
following correction(s):

You failed to add the statement for the registered agent stating that he/she
accepts the designation of the registered agent.

Please return your document, along with a copy of this letter, within 60 days or
your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call
(850) 245-6913.

Diane Cushing
Document Specialist

Letter Number: 104A00047824

**ARTICLES OF ORGANIZATION
OF
PROPERTY MANAGEMENT & HOME SITTERS OF SOUTH FLORIDA, LLC.**

The undersigned certify that we have associated ourselves for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The name of the limited liability company shall be **PROPERTY MANAGEMENT & HOME SITTERS OF SOUTH FLORIDA, LLC**, and its principal office shall be located at 1200 South Federal Highway, Hollywood, FL 33020, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. Mailing address is the same as the principal address.

**ARTICLE II
PURPOSES AND POWERS**

In addition to the powers and authority by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and properly so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or

administrative subdivision, or department, and to perform and carry out, assign, cancel or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.
6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the object, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which is limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III EXERCISE OF 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 direction of, the Members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE IV MANAGEMENT

This limited liability company is a member managed company.

The name and address of the initial Manager of this limited liability company is as follows:

Name
Zoraida Olivera

Address:
1200 South Federal Highway, Hollywood, FL 33020

ARTICLE V MEMBERSHIP RESTRICTIONS

The member shall have the right to admit new members with unanimous consent. Contributions required of new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

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

On 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 limited liability company, the remaining members shall have the right to continue the business on a unanimous consent of the remaining members.

ARTICLE VI CAPITAL CONTRIBUTIONS

Capital Contributions in the amount of \$100.00 cash shall be paid to the limited liability company by Zoraida Olivera, the sole member and managing member as of the creation of this Florida Limited Liability Company. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members.

ARTICLE VII PROFITS AND LOSSES

- A. **PROFIT SHARING.** Each member shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits based upon their respective percentages of ownership. The distributive share of the profits shall be determined and paid to the member as of December 31st of each year.
- B. **LOSSES.** All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the member in equal shares, based upon their respective percentages of ownership.

ARTICLE VIII
DURATION

This limited liability company shall exist perpetually, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE IX
INITIAL REGISTERED OFFICE
AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1200 South Federal Highway, Hollywood, FL 33020, and the name of the company's initial registered agent at that address is Zoraida Olivera. *I, Zoraida Olivera accept the designation of the Registered Agent. 30 8/5/04*

The undersigned, being the original member of the limited liability company, certify that this instrument constitutes the proposed Articles of Incorporation of *Organization* **PROPERTY MANAGEMENT & HOME SITTERS OF SOUTH FLORIDA, LLC.**

Executed by the undersigned on this 9th day of July, 2004.

Zoraida Olivera
Zoraida Olivera

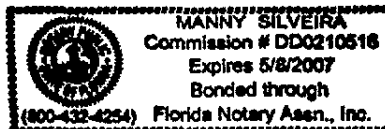
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ZORAIDA OLIVERA, who is personally known to me to be the person described in an who executed the foregoing instrument and who after having taken an oath, acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of July, 2004.

NOTARY PUBLIC:

Manny Silveira



Printed Name: Manny Silveira

Commission No: _____

My Commission Expires: _____