

W05000104627

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☒ WAIT

☐ MAIL

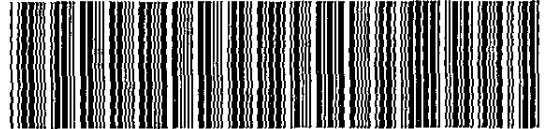
(Business Entity Name)

(Document Number)

Certified Copies 1 Certificates of Status _____

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10/25/05--01063--002 **155.00

FILED

05 OCT 25 PM 12:59

SECRETARY OF STATE
TALLAHASSEE FLORIDA

M. HODGES

RECEIVED

05 OCT 27 PM 2:00

CLERK OF THE COURT
TALLAHASSEE FLORIDA

Judy Duck
Requester's Name

Address

City/State/Zip Phone #

Office Use Only

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

1. Doverree Properties, 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

- ☐ Profit
☐ Not for Profit
☒ Limited Liability
☐ Domestication
☐ Other

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

Examiner's Initials

**ARTICLES OF ORGANIZATION
OF
DOVEREE PROPERTIES, LLC**

The undersigned, desiring to form a limited liability company under the Florida Limited Liability Company Act (the "Act"), do sign, acknowledge and deliver to the Secretary of State, State of Florida, these Articles of Organization.

ARTICLE I

Name

The name of the limited liability company (hereinafter the "Company") shall be DOVEREE PROPERTIES, LLC, whose address is 929 Live Oak Plantation Road, Tallahassee, Florida 32312.

ARTICLE II

Period of Duration

The period of duration for the Company shall be from the date of filing these Articles with the Florida Secretary of State and continuing until terminated under the provisions of the Operating Agreement and Regulations of the Company (the "Agreement").

ARTICLE III

Business of the Company

This Company is authorized to conduct all lawful business within and without the State of Florida and as authorized pursuant to Florida Statutes.

ARTICLE IV

Management

The Company is to be managed by one or more Managers whose titles will be set in accordance with the Agreement. The name, address and title of each of the initial Managers are as follows:

Marilyn Padgett Pepper
Managing Director
929 Live Oak Plantation Road
Tallahassee, Florida 32312

Leonard Pepper
Managing Director
310 West Jefferson Street
Tallahassee, Florida 32301

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TALLAHASSEE FLORIDA

ARTICLE V
Resident Office and Registered Agent

The initial Resident Office of the Company in this State is 929 Live Oak Plantation Road, Tallahassee, Florida 32312. The initial Registered Agent of the Company is Leonard Pepper, whose Registered Office is at 310 West Jefferson Street, Tallahassee, Florida 32301.

ARTICLE VI
Admission of Additional Members

The right, if given, of the Members of the Company to admit additional Members and the terms and conditions of the admissions shall be set forth in the Agreement.

ARTICLE VII
Members Rights to Continue Business

The right, if given, of the remaining Members of the Company to continue the business on the death, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Company shall be as set forth in the Agreement.

ARTICLE VIII
Distributions in Kind

The Company may distribute assets in-kind as provided in the Agreement.

ARTICLE IX
Meetings Not Required

Any action required by the Act or the Florida Business Corporation Act to be taken at any annual or special meeting of members, or any action which may be taken at any annual or special meeting of members, may be taken without a meeting, without prior notice and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the holders of membership interests having not less than the minimum number of votes that would be necessary to take such action at a meeting at which the holders of all membership interests entitled to vote on the action were present and voted. Prompt notice of the taking of any action by the members without a meeting by less than unanimous written consent shall be given to those members who did not consent in writing to the action.

ARTICLE X
Limitation on Manager Liability

A Manager of the Company shall not be liable to the Company or its Members for monetary damages for an act or omission in the Manager's capacity as a Manager, except in the case of (i) a breach of the Manager's duty of loyalty to the Company or its Members; (ii) an act or omission not in good faith that constitutes a breach of duty of the Manager to the Company or an act or omission that involves intentional misconduct or a knowing violation of the law; (iii) a transaction from which the Manager received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the Manager's office; or (iv) an act or omission for which the liability of the Manager is expressly provided by an applicable statute. Any repeal or amendment of this Article by the Members of the Company shall be prospective only and shall not adversely affect any limitation on the liability of a Manager of the Company existing at the time of such repeal or amendment.


ARTICLE XI
Miscellaneous

Power of Attorney and Amendment. Each Manager of the Company is hereby appointed the true and lawful attorney-in-fact for all of the Members, with full power and authority for them in their names to execute, acknowledge and file instruments with the State of Florida or other governmental entities which accurately reflect amendments to these Articles of Organization or other information from Company documents, and deeds, notes, mortgages, security agreements, leases, contracts and such other instruments as may be necessary to carry on the business of the Company as set forth in Article III hereof, provided that any such instrument shall bind only the Company and shall not impose any obligation on any Member.

Construction. These Articles shall be interpreted and construed in accordance with the laws of the State of Florida. The titles of the Sections and Subsections herein have been inserted as a matter of convenience of reference only and shall not control or affect the meaning of construction of any of the terms or provisions herein.

Entire Agreement. These Articles and the Agreement are intended to be the final expression of the agreement among the parties thereto and to be the complete and exclusive statement of the terms of such agreements notwithstanding any representations or statements of the contrary heretofore made.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on this 25th day of October, 2005.



Organizer / Managing Director

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, appeared Leonard Pepper, who is personally well known to me and who executed the foregoing Articles of Organization of DOVEREE PROPERTIES, LLC, on behalf of said Company.

WITNESS my hand and official seal on this 25th day of October, 2005.

RESIDENT AGENT DESIGNATION

IN COMPLIANCE with Florida Statutes, DOVEREE PROPERTIES, LLC, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 929 Live Oak Plantation Road, Tallahassee, Florida 32312, hereby names LEONARD PEPPER as its Registered Agent with his Registered Office at 310 West Jefferson Street, Tallahassee, Florida 32301.



Organizer / Managing Director

ACCEPTANCE OF DESIGNATION BY REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for the above named Company, at the place designated above, I hereby agree to act in such capacity, and further agree to comply with the provisions of all statutes relative to the proper and complete performance of the duties of Registered Agent.



LEONARD PEPPER, Registered Agent