

LO7000076227

Division of Corporations

<https://efile.sundiz.org/scripts/efilecovr.asp>

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H07000188479 3)))



H070001884793ABCB

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850) 205-0393

From: Account Name : EMPIRE CORPORATE AIT COMPANY
Account Number : 072450003255
Phone : (305) 634 3594
Fax Number : (305) 636-1514

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

07 JUL 24 AM 8:21

FILED

RECEIVED
07 JUL 24 PM 3:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA/FOREIGN LIMITED LIABILITY CO.

palm villas development, llc

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$155.00

Electronic Filing Menu

Corporate Filing Menu

Help

(6)

H070000188479

ARTICLES OF ORGANIZATION
FOR
PALM VILLAS DEVELOPMENT, LLC
A Florida Limited Liability Company

The undersigned hereby forms 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.

ARTICLE I

NAME

The name of the limited liability company shall be PALM VILLAS DEVELOPMENT, LLC.

ARTICLE II

DURATION

This limited liability company is to exist perpetually, unless dissolved as provided by applicable law.

ARTICLE III

PURPOSES AND POWERS

This limited liability company may engage in any activity of business permitted under the laws of the United States, any State, or any foreign country.

ARTICLE IV

PRINCIPAL PLACE OF BUSINESS

The initial mailing and street address of the principal office of this limited liability company shall be c/o Post & Romero, 3195 Ponce de

FILED
07 JUL 24 AM 8:21
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Leon Blvd., Suite 400, Coral Gables, FL 33134, but the location may be changed with approval by the members of this limited liability company present at a meeting (personally or by proxy) representing a majority of the voting power.

ARTICLE V

MANAGEMENT

The limited liability company is to be managed by one or more managers and is, therefore, a manager-managed company. This limited liability company will be initially managed by the member stated below, until the members of this limited liability company present (personally or represented by proxy) at a meeting representing a majority of the voting power elect and qualify one or more managers.

The name and address of the initial member is as follows:

D Group Acquisition Five (FL), Inc.
c/o Post & Romero
3195 Ponce de Leon Blvd.
Suite 400
Coral Gables, FL 33134

ARTICLE VI

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is as follows: c/o Post & Romero, 3195 Ponce de Leon Blvd, Suite 400, Coral Gables, Florida 33134, and the name of its initial registered agent is Law Office of Carlos A. Romero, Jr., P.A.

ARTICLE VII

RESTRICTIONS ON MEMBERSHIP

A proposed transferee will not be recognized as a member of the limited liability company, unless the procedures under the operating agreement are followed and satisfied fully. If there is no operating agreement, and if all the members of this limited liability company do not approve the proposed transfer or assignment by unanimous written consent, the transferee of the interest of such member shall have no right to participate in the management of the business and affairs of this limited liability company or to become a member.

ARTICLE VIII

VOTING BY MEMBERS WITHOUT MEETING

On any matter that is to be voted on by members, the members may take such action without a meeting, without prior notice, and without a vote, if a written consent setting forth the action so taken, is signed by the members having not less than the minimum number of votes that would be necessary to authorize such action at a meeting, but in no event by a vote representing less than the percentage of voting power of the members otherwise present (personally or represented by proxy) at a meeting, if a meeting were held. Within 10 days (or such time as might otherwise be required by law if shorter) after obtaining such authorization by written consent, written notice must be given to those members that did not consent in writing or were not entitled to vote.

ARTICLE IX

AMENDMENT OF OPERATING AGREEMENT AND REGULATIONS

The power to adopt, alter, amend, or repeal the operating agreement of this limited liability company shall be vested in the members.

ARTICLE X

AMENDMENT OF ARTICLES OF ORGANIZATION

Any amendment to these Articles of Organization shall be approved by a majority of all members of the limited liability company present (personally or represented by proxy) at a meeting representing a majority of the voting power.

ARTICLE XI

INDEMNIFICATION

This limited liability company is empowered to indemnify any officer, member, or manager to the fullest extent permitted by applicable law, as now and hereinafter amended.

ARTICLE XII

EXECUTION

The undersigned member of this limited liability company, hereby certifies that the foregoing constitutes the Articles of Organization of PALM VILLAS DEVELOPMENT, LLC

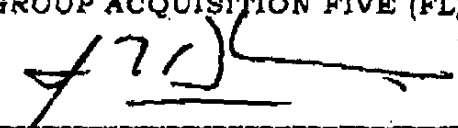
IN WITNESS WHEREOF, for the purposes of forming this limited liability company under the laws of the State of Florida, I, the

DGA5/PalmVillasDevelopment/NewEntity/ArticlesOfOrganization072307a

H070000188479

undersigned, as corporate representative of the member, has executed these Articles of Organization this 24th day of July, 2007.

D GROUP ACQUISITION FIVE (FL), INC., member


Jose R. Dubon, Executive Vice President

[In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true.]

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT AS PROVIDED FOR IN CHAPTER 608, F.S.

LAW OFFICE OF CARLOS A. ROMERO, JR., P.A., Registered Agent

By: 
Carlos A. Romero, Jr., President

FILED
07 JUL 24 AM 8:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA