

**L08000115521**

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.**

(((H08000277180 3)))



H080002771803ABC0

**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) 617-6383

From:

Account Name : GREENSPOON MARDER, P.A.  
Account Number : 076064003722  
Phone : (407) 422-6583  
Fax Number : (954) 343-6962

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 DEC 19 AM 8:18

**FLORIDA/FOREIGN LIMITED LIABILITY CO.**

Windmill Lakes L23 LLC

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

**J. BRYAN**

DEC 22 2008

**EXAMINER**

RECEIVED

08 DEC 19 PM 3:50

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing Menu

Help

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 DEC 19 AM 8:19

**ARTICLES OF ORGANIZATION  
OF  
WINDMILL LAKES L23 LLC**

THE UNDERSIGNED, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a Florida Limited Liability Company (the "Company") under the laws of the State of Florida does set forth the following:

1. NAME

The name of the Company is **WINDMILL LAKES L23 LLC**.

2. PERIOD OF DURATION

In accordance with Section 608.409(1) of the Florida Limited Liability Company Act ("Act"), the term of existence shall begin the date these Articles are filed and its duration shall be perpetual, unless other dissolved or terminated by the unanimous written agreement of all members or pursuant to an event described in paragraph 7 of these Articles of Organization.

3. PURPOSE

The purpose for which the Company is organized is to engage in any and all businesses and activities permitted by the laws of the State of Florida. The Company shall have all of the powers vested in a Limited Liability Company organized and existing by virtue of such laws.

4. MAILING AND STREET ADDRESS OF COMPANY

The principal office address for the Company is 2775 Windmill Ranch Road, Weston, Florida 33331 and the mailing address for the Company is P.O. Box 820237, Pembroke Pines, Florida 33082-0237

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 DEC 19 AM 8:19

5. REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent in Florida for the Company is Alan B. Cohn, 100 West Cypress Creek Road, Suite 700, Ft. Lauderdale, Florida 33309.

6. ADMISSION OF ADDITIONAL MEMBERS

Pursuant to Section 608.4232 of the Act, the Company may admit additional members upon the affirmative vote of a majority in interest of the members holding membership interests of the Company, either in attendance at a duly called meeting of the members at which a quorum exists or by written consent of the members of the Company. Any new member which is approved by the members of the Company as set forth herein shall become a member of the Company upon payment of the contribution to the capital of the Company as established from time to time by the members, and upon such member's agreement to comply with these Articles of Organization, its regulations or guidelines as the members may from time to time determine, in their sole discretion.

7. CONTINUITY OF BUSINESS

Upon death, retirement, 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, the business of the Company shall not be continued and the Company shall be dissolved, unless the consent of all remaining members of the Company is obtained.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 DEC 19 AM 8:19

**8. MANAGEMENT**

The Company is to be managed by Managers. The name and address of such Manager who is to serve as Manager until the first annual meeting of members or until its successor is elected and qualified is:

Gil, Clary, Chris and Danny Family Limited Partnership  
2775 Windmill Ranch Road  
Weston, Florida 33331

**9. RIGHT OF ASSIGNEE TO BECOME A MEMBER**

An assignee of a member's interest in the Company may become a member of the Company and acquire the rights and powers and be subject to the restrictions and liabilities of a member of the Company, upon the affirmative vote of a majority in interest of the members holding membership interests of the Company (excluding the member seeking to transfer his or her interest in the Company) either in attendance at a duly called meeting of the members at which a quorum exists or by written consent of the members of the Company. The rights of the assignee shall be subject to the regulations, if any, and/or such other documents or agreements governing the operation of the Company as may be entered into from time to time, provided such assignment and admission of such assignee as a member complies with the terms and conditions of the regulations of the Company, if any and/or such other documents or agreements governing the operation of the Company as may be entered into from time to time.

FILED  
SECRETARY OF CORPORATIONS  
08 DEC 19 AM 8:19

10. RETURN OF CAPITAL

No member shall have the right to demand the return of her or its contribution to capital except as provided in the Company's regulations or operating agreement, if any, then in existence.

11. AMENDMENT TO ARTICLES OF ORGANIZATION

Members may adopt, alter, amend or repeal any provision of the Articles of the Organization upon the affirmative vote of a majority in interest of the members of the Company which vote is taken at a duly called meeting of the members at which a quorum is present, or by written consent of the members of the Company.

12. REGULATIONS

Pursuant to Section 608.423(1) of the Act, the members of the Company may adopt, alter, amend or repeal regulations or any provision thereof, upon the affirmative vote of a majority in interest of the members of the Company in attendance at a meeting of the members duly called at which a quorum exists, or by written consent of the members of the Company.

13. AUTHORIZED REPRESENTATIVE

The name and address of the Authorized Representative signing these Articles is Alan B. Cohn, 100 West Cypress Creek Road, Suite 700, Ft. Lauderdale, Florida 33309.

IN WITNESS WHEREOF, the undersigned as Authorized Representative has executed these Articles of Organization this 17 day of December, 2008.

  
\_\_\_\_\_  
Alan B. Cohn  
Authorized Representative

CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507,  
FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY  
SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED  
OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is **WINDMILL LAKES L23 LLC.**
2. The name and address of the registered agent and office is:

Alan B. Cohn  
100 West Cypress Creek Road, Suite 700  
Ft. Lauderdale, Florida 33309

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.

  
\_\_\_\_\_  
Alan B. Cohn, Registered Agent

Dated: December 19, 2008

G:\DOCS\EST\21138\0001\MISC\40N3185.DOC

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 DEC 19 AM 8:19