

L11000 126419

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special instructions to Filing Officer:

Office Use Only



700213938907

11/04/11--01031--011 \*\*150.00

FILED

2011 NOV -4 PM 12:03

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

T. HAMPTON

NOV -7 2011

EXAMINER

**SHEPPARD, BRETT, STEWART, HERSCH, KINSEY & HILL, P.A.**

**ATTORNEYS AT LAW  
FIRM ESTABLISHED 1924**

JAY ANDREW BRETT  
JOHN F. STEWART +  
CRAIG R. HERSCH \*\*  
D. HUGH KINSEY, JR.  
MICHAEL B. HILL \*

**9100 COLLEGE POINTE COURT  
FORT MYERS, FLORIDA 33919  
(239) 334 - 1141 PHONE  
(239) 334 - 3965 FAX**

**ELECTRONIC MAIL:**

brett@sbshlaw.com  
stewart@sbshlaw.com  
hersch@sbshlaw.com  
kinsey@sbshlaw.com  
hill@sbshlaw.com

OF COUNSEL  
JOHN W. SHEPPARD \*\*

[www.sbshlaw.com](http://www.sbshlaw.com)

\* BOARD CERTIFIED. WILLS, TRUSTS & ESTATES  
\*\* BOARD CERTIFIED EMERITUS. WILL, TRUSTS & ESTATES  
^ CERTIFIED PUBLIC ACCOUNTANT (FL)  
+ ALSO ADMITTED IN IOWA

JOHN K. WOOLSLAIR (1908-1968)  
W.A. SHEPPARD (1898-1971)

November 3, 2011

Corporate Records Bureau  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32301

RE: TURNKEY DEVELOPERS, LLC

Dear Sirs:

Enclosed herewith are proposed Articles of Organization in reference to the captioned Limited Liability Company for filing with the State. Also enclosed is our check in the amount of \$130.00 to cover the following:

Filing Fee	\$ 100.00
Resident Agent Fee	25.00
Certified Copy	30.00
Certificate of Status	<u>5.00</u>
	\$ 160.00

Please forward the Certificate of Status for the undersigned at the address reflected above. Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

SHEPPARD, BRETT, STEWART, HERSCH, KINSEY & HILL, P.A.



JAY A. BRETT

JAB:mp  
B-4558  
Enclosures

FILED

2011 NOV -4 PM 12:03

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION  
OF  
TURNKEY DEVELOPERS, LLC  
(Manager Managed)

The undersigned, for the purpose of forming a Limited Liability Company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I  
NAME AND PRINCIPAL OFFICE

The name of the Limited Liability Company shall be TURNKEY DEVELOPERS, LLC ("Company"). The mailing address and principal office of the Company is: 9111 West College Pointe Drive, Fort Myers, Florida 33919.

ARTICLE II  
DURATION

The Company shall commence its existence upon the filing of these Articles of Organization, and its existence shall be perpetual unless the Company is dissolved as provided in these Articles of Organization.

ARTICLE III  
PURPOSES AND POWERS

The general purpose for which the Company is organized is to acquire, entitle, develop, sell, lease, finance, subdivide, or otherwise deal with real property, and to conduct other activities incident to same. The Company shall also be authorized to transact any lawful business for which a Limited Liability Company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a Limited Liability Company under the laws of the State of Florida.

ARTICLE IV  
REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is: Jerald L. Wallace, 9111 West College Pointe Drive, Fort Myers, Florida 33919.

ARTICLE V  
MANAGEMENT

The Company shall be managed by a Manager in accordance with the Operating Agreement adopted from time to time by the members for the management of the business and affairs of the Company. Such Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with the law or these Articles of Organization.

IN WITNESS WHEREOF, the undersigned member has made and subscribed these Articles of Organization at Fort Myers, Florida, for the foregoing uses and purposes this 1<sup>ST</sup> day of Nov., 2011.

  
JERALD L. WALLACE, Member

STATE OF FLORIDA

COUNTY OF LEE

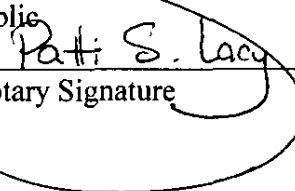
The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of November, 2011, by JERALD L. WALLACE, who ( ☒ ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)  
Comm. Expires  
Comm. No.  
DD 734083



Notary Public

Printed Notary Signature

  
Patti S. Lacy

FILED  
2011 NOV -4 PM 12:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for TURNKEY DEVELOPERS, LLC, at the place designated herein, 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. I am familiar with and accept the obligations of my position as registered agent, as provided for in Chapter 608, Florida Statutes.

  
JERALD L. WALLACE

Date: 11/1/11

FILED  
2011 NOV -4 PM 12:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA