

L12000053643

Thomas G. Eckerty, PA

(Requestor's Name)

12734 Kenwood Lane

(Address)

Suite 89

(Address)

Fort Myers, FL 33907-5638

(City/State/Zip/Phone #)

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☐ WAIT

☐ MAIL

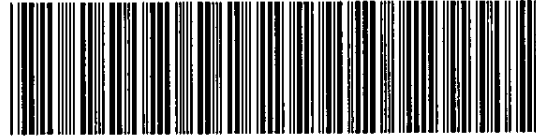
(Business Entity Name)

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TALLAHASSEE, FLORIDA

N. Gulligan APR 20 2012

ARTICLES OF ORGANIZATION
OF

RonDao Properties, LLC

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TALLAHASSEE, FLORIDA

ARTICLE I
Name and Address

The name of the limited liability company shall be **RonDao Properties, LLC**. The mailing and street address of the principal office of the limited liability company is: 18767 S. Tamiami Trail, Fort Myers, Florida 33908.

ARTICLE II
Duration

This limited liability company shall be perpetual.

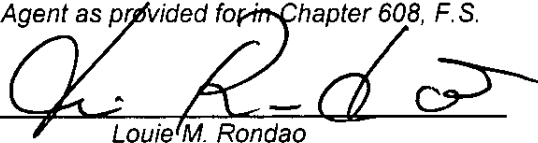
ARTICLE III
Purpose

This limited liability company is created for the purpose of transacting the business of purchasing, selling and the leasing of real property, and such other business as may be agreed.

ARTICLE IV
Designation of Registered Agent and Certificate of Acceptance

The name and address of the Registered Agent and office of the limited liability company shall be Louie M. Rondao, 18767 S. Tamiami Trail, Fort Myers, Florida 33908.

I, Louie M. Rondao, 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.


Louie M. Rondao

ARTICLE V
Contributions to Capital

The initial capital of this limited liability company shall consist of One Thousand Dollars (\$1,000.00), in real property, which will be contributed by the members in the following:

Louie M. Rondao 18767 S. Tamiami Trail Fort Myers, Florida 33908	\$ 500.00
Gina M. Rondao 18767 S. Tamiami Trail Fort Myers, Florida 33908	\$ 500.00

No member shall be entitled to receive interest on his contribution to capital.

ARTICLE VI Management

Each member shall appoint a manager, which managers will act jointly as the co-managers for this limited liability company. The managers shall conduct the business of the limited liability company on behalf of the members, pursuant to specific agreements and conditions set forth in the Operating Agreement, and in the regulations of the limited liability company, which are incorporated herein by reference. The managers shall be selected annually by the members, in accordance to said Operating Agreement. The members may designate an managing member or officer to oversee the day to day affairs of the limited liability company. The members have designated Louie M. Rondao to be the Managing Member of this company.

ARTICLE VII Property

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase, or otherwise, shall be held and owned, and conveyance shall be made in the name of this limited liability company.

ARTICLE VIII Annual Meeting

Annual meetings of the members shall be held without call or notice within thirty (30) days after the close of the Company=s fiscal year at times and places selected by the members. Special meetings may be called by any member at any time after the giving of thirty (30) days notice to the other members. Notice of special meetings shall be by an actual notice in person or by telephone to each member. Attendance at a meeting constitutes a waiver of notice unless the member protests the lack of notice to him.

Minutes shall be kept of all regular and special meetings.

ARTICLE IX Transferability of Members= Interest

Transferability of members= interests shall be governed by the provisions of Florida Statutes 608.432.

ARTICLE X Profit and Loss

Profits and losses generated by the business of this Company shall be passed through to the member pursuant to the Operating Agreement which is incorporated herein by reference.

ARTICLE XI Additional Members

The members shall have the right to admit additional members upon terms and conditions unanimously voted on and agreed upon.

ARTICLE XII Withdrawal, Retirement, Death, Bankruptcy or Expulsion

In the event of withdrawal, retirement, death, bankruptcy or expulsion of a member, the remaining member, or members, shall have the right to continue the business of this limited liability company, pursuant to the applicable provisions of the Operating Agreement and the regulations.

ARTICLE XIII
Dissolution and Liquidation

Dissolution and liquidation of this limited liability company shall be pursuant to Florida Statute 608.441-448, and the Operating Agreement which is incorporated herein by reference; however, the remaining member or members shall have the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or occurrence of any other event that terminates the continued membership of a member in the Company.

ARTICLE XIV
Notice to Members


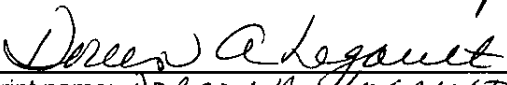
All notices to the members of this limited liability company, pursuant to these Articles, shall be deemed effective when given by personal delivery, or by certified mail, return receipt requested.


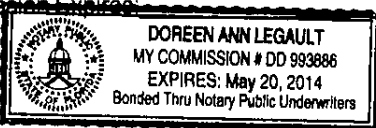
ARTICLE XV
Amendments

These Articles, except in respect to the vested rights of the members, may be amended from time to time by unanimous consent of the members, and the amendment shall be filed, duly signed by all members of the Company, with the State of Florida, Division of Corporations.

IN WITNESS WHEREOF, the parties hereto have executed these Articles of Organization on this 17th day of April, 2012.

Witnessed by:



Print name: Thomas G. Vichent

Print name: DOREEN A. LEGAULT


Louie M. Rondao

FILED
12 APR 19 PM 12:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 17th day of April, 2012, by Louie M. Rondao, Managing Member, who is personally known to me or who produced _____ as identification, and who did/did not take an oath.

NOTARY STAMP OR SEAL


NOTARY PUBLIC
Print Name: _____
Commission No.: _____
My Commission Expires: _____

