

L12000156907

(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



800242294058

12/14/12--01023--020 \*\*155.00

FILED

12 DEC 14 PM 1:14

STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

B. BOSTICK

DEC 17 2012

EXAMINER



LOUIS C. ANDERSON, J.D., P.L.  
Corporate Center-by-the-Sea  
224 Commercial Boulevard, Suite 310  
Lauderdale-by-the-Sea, FL 33308-4443  
954.772.8050 • Fax: 954.491.3739  
e-mail: lou@anderlaw.com  
www.anderlaw.com

12 December 2012

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

**Via FedEx Only**

Re: **Articles of Organization**  
**WEEG RETREAT, LLC**

Dear Sir or Madam:

Enclosed is the following documentation for creating the above limited liability company:

1. Articles of Organization.
2. Certificate of Designation of Registered Agent.
3. A check made payable to the "Florida Department of State" in the amount of \$155.00, representing the filing fee (\$100.00), certified copy fee (\$30.00), and Designation of Registered Agent fee (\$25.00).

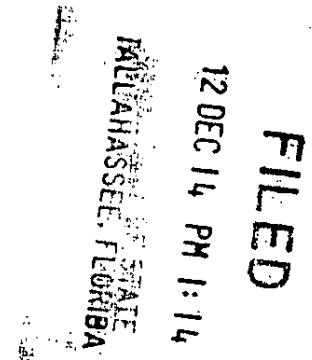
Please file the Articles and return the certified copy to this office along with your letter of acknowledgment in the enclosed, prepaid Federal Express envelope. Thank you for your assistance.

Sincerely,

LOUIS C. ANDERSON, J.D., P.L.

LOUIS C. ANDERSON, ESQ.

LCA/jmc  
Enclosures



# Articles of Organization of WEEG RETREAT, LLC

FILED  
12 DEC 14 PM 1:14  
TALLAHASSEE, FLORIDA

The undersigned, under the provisions of Chapter 608 of the Florida Limited Liability Company Act the "Act"), for the purpose of forming a limited liability company under the laws of the State of Florida, do set forth the following:

1. **Name.**

The name of the limited liability company is **WEEG RETREAT, LLC** (hereinafter referred to as the "Company").

2. **Company Existence.**

The Company's existence shall be perpetual and shall be effective upon the filing of these Articles of Organization with the Florida Department of State.

3. **Address of Place of Business.**

The mailing address for the Company is **224 Commercial Blvd., #310, Lauderdale by the Sea, FL 33308**, and the street address of the place of business for the Company is **224 Commercial Blvd., #310, Lauderdale by the Sea, FL 33308**. These addresses may be changed from time to time as provided in the Operating Agreement.

4. **Registered Agent.**

The initial registered agent in Florida for the Company is **Mary F. Anderson**, and the initial registered office is located at **224 Commercial Blvd., #310, Lauderdale by the Sea, FL 33308**.

5. **Purpose and Power.**

The Company shall be formed for the principal purpose of purchasing, owning, and maintaining real property, and for any other lawful purposes. In connection with the above-mentioned purposes, the Company shall have the power to invest its funds in real property and securities, to acquire, own, and dispose of real and personal property, to make loans and purchase and sell businesses, and to do all other acts incidental and necessary to the accomplishment of the foregoing purposes, to the extent permitted under the Florida Limited Liability Company Act.

FILED

12 DEC 14 PM 1:11

TALLAHASSEE, FLORIDA

**6. Capital Contributions.**

Contributions to the capital of the Company shall be made by the members, in the manner prescribed by the written Operating Agreement made and entered into by the members and which may be amended from time to time in accordance with its terms.

**7. Members.**

The Company shall have at least one member and may admit additional members on the prior unanimous written agreement of the then existing members, or as otherwise provided in the Operating Agreement.

**8. Continuity of Business.**

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the Company, or upon any other event that, under the Act, would result in dissolution of the Company, the business of the Company may be continued and the Company will not be dissolved without the prior written consent of all the remaining members of the Company.

**9. Management.**

The overall management and control of the business and affairs of the Company shall be vested in its members, as provided in these Articles of Organization and section 608.407 of the Act. Any and all action by the Company shall require the vote of members holding a majority interest in the Company, or as otherwise provided in the Operating Agreement.

**10. Real Estate Documents.**

All conveyances, mortgages of and leases relating to real property, and all promissory notes, mortgages, security agreements and other documents pertaining to loans made by the Company shall be executed by a Managing Member (or President or Vice President), and all releases of mortgages, liens, judgments, or other claims that are required by law to be made of record may be executed by a Managing Member (or President or Vice President).

**11. Amendment Of Articles of Organization.**

The Company reserves the right to amend, alter, change, or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by

statute and all rights conferred upon members herein are granted subject to this reservation.

**12. Indemnification.**

Except as expressly provided in the Operating Agreement, the Company shall indemnify any member, manager, or former member or manager to the full extent permitted under the Act.

**13. Informal Action Of Members.**

Any action of the Members may be taken without a meeting if consent in writing setting forth the action so taken shall be signed by all Members who would be entitled to vote upon such action at a meeting (and filed with the Managing Member of the Company as part of its records).

**14. Limitation on Agency Authority of Members.**

Pursuant to section 608.4235 of the Florida Limited Liability Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member.

Executed at Fort Lauderdale, Florida, on December 12, 2012

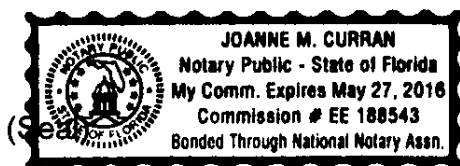
**WEEG RETREAT, LLC,  
a Florida limited liability company**

By: Mary F. Anderson  
Mary F. Anderson, Managing Member

FILED  
12 DEC 14 PM 1:14  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on December 12, 2012, by **Mary F. Anderson**, as Managing Member, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Joanne M. Curran  
Notary Public - State of Florida  
Print Name: \_\_\_\_\_

## STATEMENT ACCEPTING APPOINTMENT AS REGISTERED AGENT

I hereby accept the designation as registered agent to accept service of process for the above stated limited liability company at the place designated in these Articles. I am familiar with and accept the obligations of my position as registered agent under Chapter 608, Florida Statutes.

(In accordance with section 608.403(3), Florida Statutes, the execution of this statement constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Mary F. Anderson

Signature of Registered Agent

**Mary F. Anderson**

**FILED**

12 DEC 14 PM 1:14

STATE  
TALLAHASSEE, FLORIDA