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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

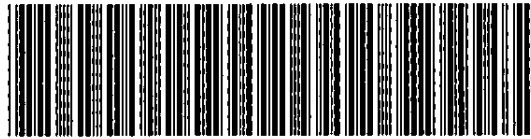
(Business Entity Name)

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EFFECTIVE DATE  
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DIVISION OF CORPORATIONS  
2013 FEB 20 PM 4:34  
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TO ACKNOWLEDGE  
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FILED  
2013 FEB 20 AM 10:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

N. Gulligan FEB 21 2013



CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 539855 7181999

AUTHORIZATION :

COST LIMIT : \$ 125.00

ORDER DATE : February 20, 2013

ORDER TIME : 2:23 PM

ORDER NO. : 539855-005

CUSTOMER NO: 7181999

DOMESTIC FILING

NAME: QUATTRO AT GROVE ISLE, LLC

EFFECTIVE DATE:

\_\_\_\_\_ ARTICLES OF INCORPORATION  
\_\_\_\_\_ CERTIFICATE OF LIMITED PARTNERSHIP  
XX \_\_\_\_\_ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

\_\_\_\_\_ CERTIFIED COPY  
XX \_\_\_\_\_ PLAIN STAMPED COPY  
\_\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 52956

EXAMINER'S INITIALS: \_\_\_\_\_

FILED

2013 FEB 20 AM 10:17

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION**

**OF**

**QUATTRO AT GROVE ISLE, LLC  
a Florida Limited Liability Company**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

**ARTICLE I – Name:**

The name of the limited liability company (hereinafter referred to as the "Company") is Quattro at Grove Isle, LLC.

**ARTICLE II – Address:**

The mailing address and street address of the principal office of the Company is:

2601 South Bayshore  
Suite 200  
Coconut Grove, FL 33133

**ARTICLE III - Registered Agent:**

The name and the Florida street address of the initial registered agent are:

Genovese Joblove & Battista, P.A.  
100 SE 2<sup>nd</sup> Street, Suite 4400  
Miami, FL 33131

**ARTICLE IV – Management:**

The Company is to be member managed. The managing member is:

Grove Isle Yacht & Tennis Club, LLC  
2601 South Bayshore  
Suite 200  
Coconut Grove, FL 33133

**ARTICLE V - Limitation on Agency Authority of Members:**

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

**ARTICLE VI - Operating Agreement:**

Any Operating Agreement (as defined in Section 608.402(24) of the Act), relating to this Company must be in writing and signed by all of the members.

**ARTICLE VII - Existence of Company:**

The existence of the Company shall commence on the date these Articles of Organization are signed by the managing member.

IN WITNESS WHEREOF, these Articles of Organization have been signed this 18th day of February, 2013.

Grove Isle Yacht & Tennis Club, LLC,  
Managing Member

By: Key Realty Development, LLC, its Manager

By: Key Real Estate Development, Corp., its Manager


By: \_\_\_\_\_  
Eduardo Avila, President

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2013 FEB 20 AM 10:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Acceptance of Appointment by Registered Agent

Pursuant to the provisions of the Florida Limited Liability Company Act, the undersigned does hereby accept its appointment as registered agent on which process may be served within the State of Florida for the proposed Florida Limited Liability Company named in the foregoing Articles of Organization.

Genovese Joblove & Battista, P.A.

By:   
Alfredo Gonzalez

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

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Grove Isle Yacht & Tennis Club, LLC,  
Managing Member

By: Key Realty Development, LLC, its Manager  
By: Key Real Estate Development, Corp., its Manager

By: \_\_\_\_\_

Eduardo Avila, President

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Genovese Joblove & Battista, P.A.

By: \_\_\_\_\_

Alfredo Gonzalez

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