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TALLAHASSEE, FLORIDA

J. Shivers OCT 07 2013

L13-51160



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 16, 2013

MONICA YEAGER  
174 WATERCOLOR WAY STE 103-306  
SANTA ROSA BEACH, FL 32459

SUBJECT: J&M LUXURY CONDO SERVICES, LLS  
Ref. Number: W13000051160

We have received your document for J&M LUXURY CONDO SERVICES, LLS and your check(s) totaling \$160.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of a limited liability company must end with the words "Limited Liability Company," the abbreviation "L.L.C.," or the designation "LLC." The word "Limited" may be abbreviated as "Ltd." and the word "Company" may be abbreviated as "Co." The following suffixes are no longer acceptable: "Limited Company," "L.C.," and "LC." Please amend your document accordingly.

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Justin M Shivers  
Regulatory Specialist II  
Registration/Qualification Section

Letter Number: 313A00021676

(850) 245-6051.

### COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: J&M Luxury Condo Services, LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Monica L Yeager  
Name of Person

\_\_\_\_\_  
Firm/Company

174 Watercolor Way Ste 103-306  
Address

Santa Rosa Beach, FL, 32459  
City/State and Zip Code

info@901.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

James Yeager at (251) 455 2289  
Name of Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee    ☐ \$130.00 Filing Fee & Certificate of Status    ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)    ☒ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street/Courier Address**  
Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION  
OF

J&M Luxury Condo Services, ~~LLS~~ LLC

The undersigned, desiring to organize and establish a limited liability company pursuant to the laws of the State of Florida, executes these Articles of Organization this 10 day of

~~August~~ 2013.

Sept. 30, 2013

ARTICLE I  
NAME

The name of the limited liability company is J&M Luxury Condo Services, LLC

ARTICLE II  
DURATION

The period of duration for this limited liability company is fifty (50) years from the date of filing the Articles of Organization with the appropriate state filing office, unless extended and/or sooner dissolved by the members or as provided by state law.

ARTICLE III  
PURPOSE

The purpose for which this limited liability company is organized is to lease luxury condominiums in Northwest Florida and to otherwise perform any lawful purpose.

ARTICLE IV  
PRINCIPAL PLACE OF BUSINESS

The principal place of business of this limited liability company is 174 Watercolor Way, Suite 103, Unit 306, Santa Rosa Beach, FL 32459:

ARTICLE V  
REGISTERED AGENT & OFFICE

The name of the limited liability company's registered agent, whose Consent to Appointment as Registered Agent is included with these Articles, is James W Yeager and the address of the registered office and designated office within the State of 1363 Highway 30A, Santa Rosa Beach, FL 32459

## **ARTICLE VI GOVERNING DOCUMENT**

The limited liability company shall be governed by a written operating agreement, the terms of which shall supplement the provisions of state law. As provided in the operating agreement, the members have permanently and unanimously waived and eliminated, to the maximum extent permitted by law, any liability of any member for the return of money or property to the limited liability company which the member rightfully received as a distribution of part or all of the member's capital account.

## **ARTICLE VII ADMISSION OF ADDITIONAL MEMBERS**

Additional members may be admitted to this limited liability company only with and upon such terms as are contained in the Operating Agreement.

## **ARTICLE VIII CONTINUATION**

The remaining members of this limited liability company may, by unanimous vote, exercise the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or occurrence of any other event, which terminates the continued membership of a member in this limited liability company.

## **ARTICLE IX MANAGEMENT**

The limited liability company shall be member managed, and all business shall be conducted under the exclusive management of its members, who shall have exclusive authority to act for the company in all matters. Managers and members cannot enter into a Business Dissolution Consent Agreement, except upon compliance with and satisfaction of any laws, statutes, regulations, and rules of the State of Florida and the Operating Agreement. The names and addresses of the initial members of the Company are:

Monica L Yeager      1363 Highway 30A, Unit 2107, Santa Rosa Beach, FL 32459

James W Yeager      1363 Highway 30A, Unit 2107, Santa Rosa Beach, FL 32459

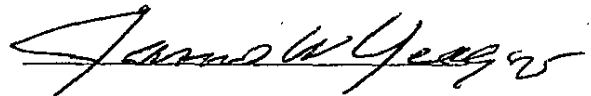
## **ARTICLE X ORGANIZER**

The name and address of the organizer of this Limited Liability Company is:

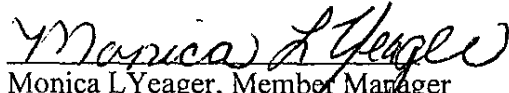
James W Yeager

1363 Highway 30A, Unit 2107, Santa Rosa Beach, FL 32459

IN WITNESS WHEREOF, the Organizer and/or the Member(s) have caused these Articles  
of Organization to be executed this 6 day of August, 2013.



James W Yeager, Organizer



Monica L Yeager, Member Manager

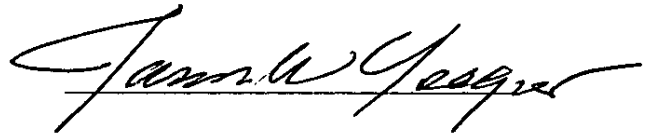


James W Yeager, Member Manager

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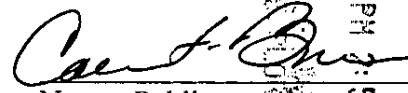
**ACCEPTANCE OF APPOINTMENT AS  
REGISTERED AGENT**

I, James W Yeager, accept appointment as registered agent for and on behalf of J&M  
Luxury Condo Services,LLS, Limited Liability Company and affirm that I am familiar with, and shall  
comply with, all of the duties of a registered agent.



Signature of Registered Agent

Subscribed, sworn to and executed before me this 6<sup>th</sup> day of August, 2013 by  
James W. Yeager, Registered Agent of J+M Luxury Condo Services Limited Liability Company.

  
Notary Public

Mobile, AL  
Residing At

MY COMMISSION EXPIRES OCTOBER 6, 2013

My Commission Expires

