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FLORIDA LIMITED LIABILITY CO.
Qualitas New Homes, LLC

Certificate of Status	0
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Page Count	03
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**ARTICLES OF ORGANIZATION OF
QUALITAS NEW HOMES, LLC**

**ARTICLE I
NAME**

The name of this Limited Liability Company shall be: QUALITAS NEW HOMES, LLC.

**ARTICLE II
PURPOSE**

This Limited Liability Company is created for the purpose of transacting any and all lawful business for which limited liability companies may be organized under the laws of the State of Florida or of the United States of America, as may be agreed upon by the members.

**ARTICLE III
PLACE OF BUSINESS AND REGISTERED AGENT**

The initial principal place of business and mailing address of this Limited Liability Company shall be 728 South Pine Island Road, Unit 4, Cape Coral, Florida 33991, and such other place or places as the members from time to time may determine.

The initial Registered Agent of the Limited Liability Company shall be Darrin R. Schutt, Esq., 12601 New Brittany Boulevard, Fort Myers, Florida 33907.

**ARTICLE IV
MANAGEMENT OF BUSINESS**

This Limited Liability Company is to be managed by a manager as well as authorized members. The initial manager and the authorized members are:

Darrin R. Schutt, Esq. (Manager)
12601 New Brittany Boulevard
Fort Myers, Florida 33907

Mark Mashiter (Authorized Member)
728 South Pine Island Road, Unit 4
Cape Coral, Florida 33991

Simon Jukes (Authorized Member)
728 South Pine Island Road, Unit 4
Cape Coral, Florida 33991

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**ARTICLE V
REGULATIONS**

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in all the members of this company.

**ARTICLE VI
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 VII
DISTRIBUTION OF EARNINGS**

The authorized members of the Company shall have the sole discretion whether to issue earnings to the members or retain the same, either in whole or in part. The authorized members shall not be required to provide a reason for the determination to retain such earnings.

IN WITNESS WHEREOF, the Manager has executed these Articles of Organization on this 30th day of November, 2015, and acknowledges that in accordance with §605.0203(1), Florida Statutes, that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



Darrin R. Schutt, Esq., Manager

Fm:Schutt Law Firm To:Secretary of State Division of Corps (18506176381)
07:36 11/30/15 GMT-05 Pg 4-4

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ACKNOWLEDGEMENT

Having been named to accept service of process for the above-stated Limited Liability Company at the place designated within the Articles of Organization, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of § 605.0113(2), Florida Statutes.



Darin R. Schutt, Esq.

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