

L16000181774

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

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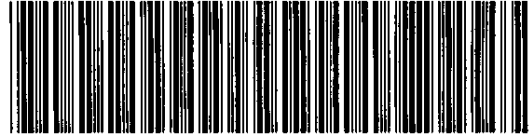
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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16 SEP 29 PM 3:33  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

411 0113/11

Clifford B. Newton, P. A.

Attorneys at Law

10192 San Jose Boulevard

Jacksonville, Florida 32257

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Clifford B. Newton

August 31, 2016

New Filing Section  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

Re: Waterman's Bluff 20, LLC

Dear Sir or Madam:

In connection with the above referenced company, enclosed please find the original and one copy of the Articles of Organization to be filed with the Secretary of State. I also enclosed our firm check payable to the Florida Department of State in the amount of \$125.00 for the cost of the filing fee.

I would appreciate you stamping and returning to me the enclosed a copy of the Articles of Organization.

Should you have any questions or comments, please do not hesitate to call.

Very truly yours,



Evie Adams, as Assistant to  
Clifford B. Newton

tesa  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 13, 2016

CLIFFORD B. NEWTON, P.A.  
10192 SAN JOSE BLVD.  
JACKSONVILLE, FL 32237

SUBJECT: WATERMAN'S BLUFF 20, LLC  
Ref. Number: W16000063072

We have received your document for WATERMAN'S BLUFF 20, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective January 1, 2014, all limited liability company forms must be submitted in accordance with the Revised Limited Liability Company Act, Chapter 605, Florida Statutes. The proper form is enclosed for your convenience.

Please return 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) 245-6052.

Neysa Culligan  
Regulatory Specialist II

Letter Number: 916A00019392

RECEIVED  
16 SEP 29 PM 2:00  
DIVISION OF CORPORATIONS  
16000063072

ARTICLES OF ORGANIZATION  
OF  
WATERMAN'S BLUFF 20, LLC

16 SEP 29 PM 3:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes, Chapter 605, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I: Name

The name of the limited liability company is WATERMAN'S BLUFF 20, LLC (the Company).

ARTICLE II: Address

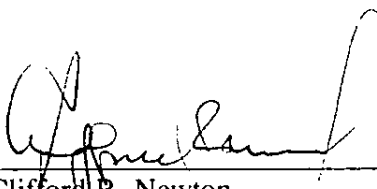
The mailing address and street address of the principal office of the Limited Liability Company is 7849 James Island Way, Jacksonville, Florida 32256.

ARTICLE III: Registered Office and Agent

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

Clifford B. Newton, Esquire  
Newton & Newton, P.A.  
10192 San Jose Boulevard  
Jacksonville, Florida 32257.

Having been named as registered agent and to accept service of process for the above-named 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.

  
\_\_\_\_\_  
Clifford B. Newton  
(Registered Agent)

#### ARTICLE IV: Management

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company. The name and address of each Manager or Managing Member is as follows:

**Title:**

**Name and Address:**

"MGR" = Manager

Brett M. Trevett  
1183 Eagle Point Drive  
St. Augustine, Florida 32092;

"MGR" = Manager

Harry R. Trevett  
7849 James Island Way  
Jacksonville, Florida 32256.

#### ARTICLE V: Duration

The Company's existence shall commence on the date these Articles of Organization are filed by the Florida Department of State and shall continue perpetually or until dissolved in accordance with these Articles of Organization or the Operating Agreement adopted by the members.

#### ARTICLE VI: Purposes and Powers

The general purpose for which this Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

#### ARTICLE VII: Admission and Withdrawal of Members

No additional members shall be admitted to the Company except with the unanimous written consent of the members of the Company. The events which shall cause voluntary or involuntary withdrawal of a member shall be only as specified in the Operating Agreement.

#### ARTICLE VIII: Termination of Existence

The Company shall not be dissolved upon the occurrence of any event that terminates the continued membership of a member in the Company, provided there is at least one remaining member. The Company shall be terminated and dissolved upon the consent of all of the members.

ARTICLE IX: Articles and Operating Agreement

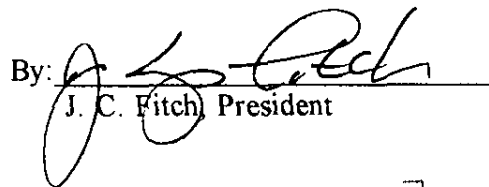
The Operating Agreement shall be adopted unanimously by the members. Except as otherwise provided herein and in the Operating Agreement, the Operating Agreement and these Articles of Organization may be amended from time to time with the written consent of a majority in interest of the members, provided, however, that Articles VII and VIII of these Articles of Organization may be amended only upon the unanimous consent of all the members.

IN WITNESS WHEREOF, the undersigned members have made and subscribed these Articles of Organization in Jacksonville, Florida for the foregoing uses and purposes this 31<sup>st</sup> day of August, 2016.

  
HARRY R. TREVETT

  
JANICE S. TREVETT

FITCH, INC., a Florida corporation

By:   
J. C. Fitch, President

16 SEP 29 PM 3:34  
SECRET OF STATE  
TALLAHASSEE FLORIDA