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(Requestor's Name)

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(City/State/Zip/Phone #)

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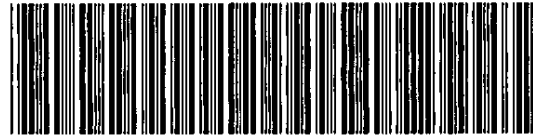
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2017 MAY 26 PM 2:08

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COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: JOHNSTON TOWERS, 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:

LEE H. MASSEY

Name of Person

LEWIS AND MASSEY, P.A.

Firm/Company

1021 MASSACHUSETTS AVENUE

Address

ST. CLOUD, FLORIDA 34769

City/State and Zip Code

LMASSEY@LEWISMASSEYLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

LEE H. MASSEY

407

892-5138

at ()

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

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

Street Address

New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ATTORNEYS:
C. D. LEWIS, JR.
LEE H. MASSEY



Lewis & Massey, P.A.

Attorneys at Law

1021 MASSACHUSETTS AVENUE • ST. CLOUD, FLORIDA 34769
P.O. Box 701654 • St. Cloud, Florida 34770-1654

Tel: (407) 892-5138
Fax: (407) 892-1534

www.LewisMasseyLaw.com

May 24, 2017

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301
Via 2 day FedEx (850) 245-6051

RE: Johnston Towers, LLC

Dear Sir or Madam:

Enclosed please find completed Articles of Organization for Johnston Towers, LLC with an additional copy along with the completed cover letter. Also enclosed is my firm's check in the amount of \$160.00 to cover the filing fee, certificate of status, and the certified copy. After completion, please return the certified copy and accompanying documents to the undersigned in the self-addressed stamped envelope. I appreciate your assistance in this matter and if you need anything further, please do not hesitate to contact me.

Very truly yours,

Lee H. Massey

LHM/mlh

Enclosures

cc: Mr. and Mrs. David Johnston

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CLERK OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION OF
JOHNSTON TOWERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, acting as the Organizers of Johnston Towers, LLC under the Florida Revised Limited Liability Company Act (the "Act"), Chapter 605, Florida Statutes, adopt the following Articles of Organization.

**Article I
Name**

The name of the limited liability company is Johnston Towers, LLC (the "Company").

**Article II
Period of Duration**

Unless earlier terminated under the Act or the Operating Agreement, the period of duration of the Company will be perpetual.

**Article III
Purposes, Powers and Capital Contributions**

- A. **Purposes.** The Company is organized for, and may engage in, any lawful purposes.
- B. **Powers.** The Company may exercise all powers and rights which a limited liability company may exercise pursuant to Chapter 605, Florida Statutes as the same may be amended from time to time.
- C. **Capital Contributions.** The Members will make contributions from time to time, as required by the Operating Agreement adopted by the Company.

**Article IV
Member-Managed Limited Liability Company**

The overall management and control of the business and affairs of the Company is vested in its members, as provided in these Articles of Organization and section 605.0407 of the Act. Any and all action by the Company will require the vote of members holding a majority interest in the Company.

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TALLAHASSEE, FLORIDA

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Article V
Persons Authorized to Manage and Control the Limited Liability Company

The name and address for the each Authorized Member ("AMBR") that is authorized to manage and control the Limited Liability Company is as follows:

David J. Johnston, 795 E. Lakeshore Boulevard, Kissimmee, Florida 34744, and

Heather A. Johnston, 795 E. Lakeshore Boulevard, Kissimmee, Florida 34744.

Article VI
Effective Date

These articles shall be effective upon filing.

Article VII
Address of Place of Business

The mailing address for the Company is 795 E. Lakeshore Boulevard, Kissimmee, Florida 34744 and the street address of the place of business for the Company is 795 E. Lakeshore Boulevard, Kissimmee, Florida 34744. These addresses may be changed from time to time as provided in the Operating Agreement.

Article VIII
Registered Agent

The initial registered agent in Florida for the Company Lee H. Massey, Esq., 102 Massachusetts Avenue, St. Cloud, Florida 34769.

Article IX
Initial Members

Initially the Company will have two members. The Company will always have at least one member and it may admit additional members upon the agreement of the then-existing members, or as otherwise provided in the Operating Agreement.

Article X
Continuity of Business

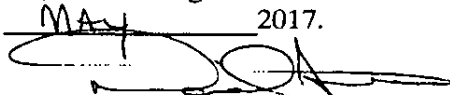
On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, or on the occurrence of any other event that terminates the continued membership of a Member in the Company, or upon any other event that, under the Act, would result in dissolution of the Company, the business of the Company will continue and the Company will not be dissolved unless all remaining Members give express written consent.

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CLERK OF CIRCUIT COURT
TALLAHASSEE, FLORIDA

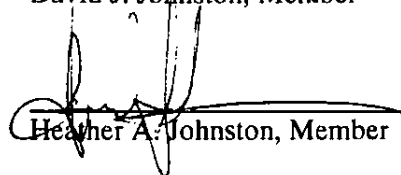
Article XI
Adoption of Operating Agreement

The Company will adopt an Operating Agreement for the Company, which may contain provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 605, Florida Statutes.

IN WITNESS WHEREOF, the undersigned Members have executed these Articles of Organization this 23 day of May 2017.



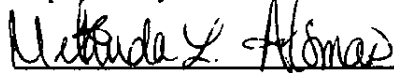
David J. Johnston, Member



Heather A. Johnston, Member

STATE OF FLORIDA
COUNTY OF OSCEOLA

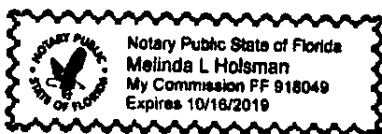
The foregoing instrument was acknowledged before me on May 23, 2017 by David J. Johnston, ~~who is personally known to me or who produced~~ FLDL as identification, and Heather A. Johnston, ~~who is personally known to me or who produced~~ FLDL as identification



Notary Public

Melinda L. Holman

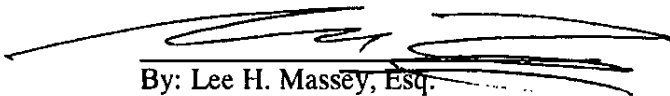
(Notary Printed Name)



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

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


By: Lee H. Massey, Esq.

May 23, 2017
Date