

**17090262002**

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H17000337850 3)))



H170003378503ABC1

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To: Division of Corporations  
Fax Number : (850) 617-6381

From: Account Name : CLARK & ALBAUGH, LLP  
Account Number : I20110000060  
Phone : (407) 647-7600  
Fax Number : (407) 647-7622

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

RECEIVED  
17 DEC 26 PM 4:23

FLORIDA DEPARTMENT OF STATE  
BUREAU OF COMMERCIAL  
INFORMATION SERVICES

**FLORIDA LIMITED LIABILITY CO.  
Ventura at Turtle Creek, L.L.C.**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

**ARTICLES OF ORGANIZATION**

**OF**

**VENTURA AT TURTLE CREEK, L.L.C.**

The undersigned, acting as the organizer of VENTURA AT TURTLE CREEK, L.L.C., under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat. (the "Act"), adopts the following Articles of Organization:

**ARTICLE I – NAME**

The name of the limited liability company shall be VENTURA AT TURTLE CREEK, L.L.C. ("Company").

**ARTICLE II – ADDRESS**

The street address and mailing address of the principal office of the Company is 200 E. Canton Ave., Ste 102, Winter Park, FL 32789.

**ARTICLE III – DURATION**

The duration of the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement.

**ARTICLE IV – MANAGEMENT**

The Company is to be managed by Managers, except as provided in the Operating Agreement. The names and addresses of the initial Managers are:

<u>Name</u>	<u>Address</u>
Tricia Doody	200 E. Canton Ave., Ste 102 Winter Park, FL 32789
Paul M. Missigman	200 E. Canton Ave., Ste 102 Winter Park, FL 32789

**ARTICLE V – ADMISSION OF ADDITIONAL MEMBERS**

The Company shall admit new Members only upon the unanimous written consent of all then existing Members of the Company.

**ARTICLE VI – ADOPTION OF OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement, which may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or the Act.

**ARTICLE VII – INITIAL REGISTERED AGENT AND OFFICE**

The initial registered agent for the Company is Clark & Albaugh, LLP, a Florida limited liability partnership. The address of the Company's initial registered office is 700 W. Morse Blvd., Ste 101, Winter Park, FL 32789.

**ARTICLE VIII – AMENDMENTS**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

**ARTICLE IX – INDEMNIFICATION**


Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executors, personal representatives, administrators, successors, or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending such proceeding against such Indemnitee in advance of its final disposition, to the extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other rights which any person may have or hereafter acquire under any statute, provision of the Articles of Organization, or Operating Agreement, agreement, vote of Members, or otherwise. No repeal or amendment of this Article by the Members of the Company shall adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

**ARTICLE X – CONTINUATION OF BUSINESS**

Unless otherwise provided in the Operating Agreement, the Company shall not be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member, and the remaining Members shall continue the business of the Company.

IN WITNESS WHEREOF, the undersigned Manager has executed these Articles of Organization as of this 14 day of December, 2017.

MANAGER:

  
\_\_\_\_\_  
Paul M. Missigman

H170003378508

**CERTIFICATE OF REGISTERED AGENT**

PURUSANT TO THE PROVISIONS OF SECTION 605.0113, FLA. STAT., THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT:

1. The name of the limited liability company is VENTURA AT TURTLE CREEK, L.L.C. ("Company")
2. The name and address of the registered agent/registered office for the Company is:

Clark & Albaugh, LLP  
700 W. Morse Blvd., Ste 101  
Winter Park, FL 32789

Having been designated as the registered agent for the Company, the undersigned hereby accepts the designation and agrees to act as the registered agent of the Company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Fla. Stat.

CLARK & ALBAUGH, LLP,  
a Florida limited liability partnership

By:   
Scott D. Clark, Partner

Dated: December 26, 2017

H170003378508