

1/23/2018 3:43 PM Division of Corporations  
L18000018994  
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.**

((H18000027608 3)))



H180000276083ABC%

**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 : PAVESE LAW FIRM  
Account Number : I20130000057  
Phone : (239)334-2195  
Fax Number : (239)332-2243

FILED  
18 JAN 23 PM 4:50  
CLERK OF COURT  
CLERK OF COURT  
CLERK OF COURT

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

Email Address: registeredagent@pavese.law.com

**FLORIDA LIMITED LIABILITY CO.  
BRATTY PAWS DOG PLEX, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$125.00

**C RICO  
JAN 23 2018**

Electronic Filing Menu

Corporate Filing Menu

Help

(((H18000027608 3)))

**ARTICLES OF ORGANIZATION OF  
BRATTY PAWS DOG PLEX, LLC**

The undersigned certifies that he is acting as an authorized representative for the purpose of forming a limited liability company under the laws of the State of Florida providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further certifies that the following Articles shall serve as the charter and authority for the conduct of business of the limited liability company.

**ARTICLE I  
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **BRATTY PAWS DOG PLEX, LLC** and its principal office shall be located at 2551 Taylor Road, Punta Gorda, FL 32950 but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address shall be the same.

**ARTICLE II  
PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm,

(((H18000027608 3)))

(((H18000027608 3)))

syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### ARTICLE III INITIAL MEMBERSHIP

There shall be four (4) initial members of this limited liability company, whose name, address, and percentage of ownership is as follows:

Christopher Villano 18621 Telegraph Creek Lane Alva, FL 33921	25%
Judith Villano 18621 Telegraph Creek Lane Alva, FL 33921	25%
Kris K. Seiter 3180 Smith Road Naples, FL 34117	25%
Christopher Tucci 3180 Smith Road Naples, FL 34117	25%

FILED  
18 JAN 23 PM 4:50  
CLERK OF CIRCUIT COURT  
IN AND FOR THE STATE OF FLORIDA

(((H18000027608 3)))

**ARTICLE IV**  
**EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the operating agreement of the limited liability company by a unanimous vote of the members of the limited liability company.

**ARTICLE V**  
**MANAGEMENT**

The limited liability company shall be managed by not less than one (1) manager. A manager need not be a member of the limited liability company. The following individuals initially shall serve as managers of the limited liability company until the first annual meeting of the members or until a successor or successors are elected and qualify in accordance with the operating agreement:

Christopher Villano  
18621 Telegraph Creek Lane  
Alva, FL 33921

Judith Villano  
18621 Telegraph Creek Lane  
Alva, FL 33921

Kris K. Seiter  
3180 Smith Road  
Naples, FL 34117

Christopher Tucci  
3180 Smith Road  
Naples, FL 34117

**ARTICLE VI**  
**MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members, or except as otherwise specified in the

(((H18000027608 3)))

operating agreement or in a separate written agreement regarding purchase and sale executed by all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

**ARTICLE VII**  
**DISTRIBUTIONS**

The members shall be entitled to the net profits, as defined in the operating agreement of the limited liability company, arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. The distribution of the profits shall be determined as provided in the operating agreement of the limited liability company.

**ARTICLE VIII**  
**DURATION**

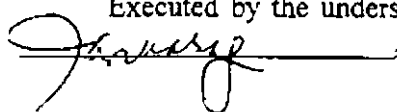
The limited liability company shall commence on the date the Articles of Organization are duly filed as required by law and shall be perpetual, unless sooner terminated, liquidated or dissolved, as provided in the operating agreement adopted by the members.

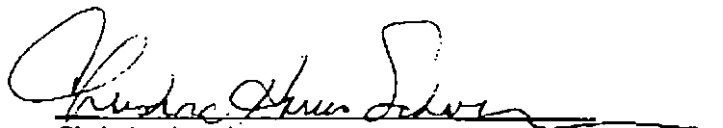
**ARTICLE IX**  
**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 1833 Hendry Street, City of Fort Myers, County of Lee, State of Florida 33901, and the name of the company's initial registered agent at that address is PLF REGISTERED AGENT, L.L.C.

The undersigned, being the Authorized Representative of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of **BRATTY PAWS DOG PLEX, LLC**.

Executed by the undersigned at Fort Myers, Lee County, Florida, on the 23<sup>rd</sup> day of

 2018.

  
Christina Harris Schwinn, Esq.  
Authorized Representative

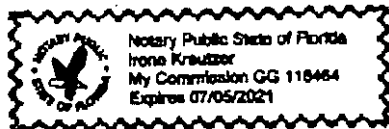
(((H18000027608 3)))

(((H18000027608 3)))

STATE OF FLORIDA       )  
COUNTY OF LEE        )

I HEREBY CERTIFY that before me the undersigned authority, duly authorized to take acknowledgments and administer oaths personally appeared Christina Harris Schwinn, Esq., Incorporator, who is personally known to me or who produced a Florida driver's license as identification to be the person who made and subscribed to the foregoing Articles of Organization and certifies and acknowledges that she made and executed said Articles for the use and purposes therein expressed.

WITNESS my hand and official seal this 23<sup>rd</sup> day of January, 2018.



Irene Krauttor  
Notary Public  
My Commission No.: GG 118464  
My Commission Expires: 07/05/2021

(((H18000027608 3)))

**STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE**

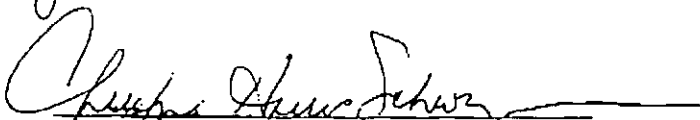
Pursuant to the provisions of Section 605.0113 of the Florida Revised Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida.

The name of the limited liability company is **BRATTY PAWS DOG PLEX, LLC**.

The name of the registered agent for **BRATTY PAWS DOG PLEX, LLC** is PLF Registered Agent, L.L.C., and the street address of the registered office where the agent is located is 1833 Hendry Street, Fort Myers, Lee County, Florida 33901.

This statement is to acknowledge that, as indicated above, **BRATTY PAWS DOG PLEX, LLC**, has appointed PLF Registered Agent, L.L.C., as its registered agent to accept service of process for the company at the place designated above in this certificate. PLF Registered Agent, L.L.C. accepts this appointment as registered agent and agrees to act in this capacity. PLF Registered Agent, L.L.C. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and it is familiar with and accepts the obligations of its position as registered agent.

Dated: This 23<sup>rd</sup> day of January, 2018.



Christina Harris Schwinn on behalf of  
PLF Registered Agent, L.L.C.  
Registered Agent