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CUMMINGS & LOCKWOOD, LLC

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Florida Department of State
Division of Corporations
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To:

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

From:

Account Name : CUMMINGS & LOCKWOOD, LLC
Account Number : 102336001100
Phone : (239) 649-3101
Fax Number : (239) 430-3344

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

Email Address: dhalpen@cl-law.com

FLORIDA LIMITED LIABILITY CO.
759 Villa Portofino LLC

Certificate of Status	1
Certified Copy	1
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Estimated Charge	\$160.00

INFORMATION SERVICES

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TALLAHASSEE, FL

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SEP 25 2018

**ARTICLES OF ORGANIZATION
OF
759 VILLA PORTOFINO LLC**

ARTICLE I

Name

The name of this limited liability company is 759 Villa Portofino LLC (the "Company").

ARTICLE II

Address

The mailing address and street address of the principal office of the Company is:

2401 PGA Blvd., Suite 200
Palm Beach Gardens, FL 33410

ARTICLE III

Purpose

The purpose for which the Company is organized is for any and all lawful business as a limited liability company.

ARTICLE IV

Duration

The period of duration for the Company is perpetual.

ARTICLE V

Registered Office and Agent

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

David M. Halpen
11760 U.S. Highway 1, Suite 502W
Palm Beach Gardens, FL 33408

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 as provided for in Chapter 605, F.S.


David M. Halpen

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ARTICLE VI
Management

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The names and addresses of the initial managers of the Company are:

Charles Gusmano
2401 PGA Blvd., Suite 200
Palm Beach Gardens, FL 33410

Karmita Gusmano
2401 PGA Blvd., Suite 200
Palm Beach Gardens, FL 33410

ARTICLE VII
Limitation on Agency Authority of Members

Pursuant to section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company for the purpose of its business solely by virtue of being a member, and no member may bind the Company by taking any action solely by virtue of being a member.

ARTICLE VIII
Written Operating Agreement

Any Operating Agreement entered into by the members of the Company, and any amendments or restatements thereof, shall be in writing. No oral agreement among any of the members or managers of the Company shall be deemed or construed to constitute any portion of, or otherwise affect the interpretation of, any written operating agreement of the Company, as amended and in existence from time to time.

Dated September 24, 2018.



David M. Halpen
Authorized Representative

This document is executed in accordance with section 605.0203(1)(b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

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