

# L19000096154

Note: Please print this page and seal the coversheet. Type the fax number (shown below) on the top and bottom of the back of the document.

((1190001191123)))



H:96001191:23AB02

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 : GREENSPOON MARDER, P.A.  
Account Number : 076064003722  
Phone : (888) 491-1120  
Fax Number : (954) 333-4242  
GM File No. 38447.0015

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

Email Address: swise@bbxcapital.com

**FLORIDA LIMITED LIABILITY CO.  
PGA DECLARANT, LLC**

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

W19-36301

4-11-19

Electronic Filing Menu

Corporate Filing Menu

Help

APR 12 2019

K. Brumbley

**ARTICLES OF ORGANIZATION  
OF  
PGA DECLARANT, LLC,  
a Florida Limited Liability Company**

The undersigned, pursuant to the provisions of Chapter 605 of the Florida Statutes, for the purpose of forming a Limited Liability Company under the laws of the State of Florida do set forth the following:

1. NAME. The name of the Limited Liability Company is: **PGA DECLARANT, LLC** (the "Company").
2. MAILING AND STREET ADDRESS OF PRINCIPAL OFFICE. The mailing and street address for the principal office of the Company is: c/o Seth Wise, Heartwood 42, LLC, 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301.
3. REGISTERED AGENT. The name and address of the initial registered agent in the State of Florida, whose Consent to Appointment as Registered Agent accompanies these Articles of Organization, is: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Muscum Tower, 150 West Flagler Street, Suite 2200, Miami, Florida 33130.
4. MANAGEMENT. The business of the Company shall be managed by its Member(s) whereby both Members are required to approve acts of the Company. The Member(s) shall be: **PGA DESIGN CENTER, LLC, a Florida limited liability company** of 301 East Las Olas Boulevard, Fort Lauderdale, FL 33301 and **HEARTWOOD 42, LLC, a Florida limited liability company** of 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

These Articles of Organization of **PGA Declarant, LLC**, are hereby duly authorized, executed and are being filed pursuant to and in accordance with the provisions of Section 605.113 of the Florida Statutes on the 10th day of April, 2019.

**MEMBERS:**

**HEARTWOOD 42, LLC**, a Florida limited liability company

By: Printed Name: Andrew MerinTitle: VP

**PGA DESIGN CENTER, LLC**, a Florida limited liability company

By: Printed Name: Gregg FennellTitle: VP

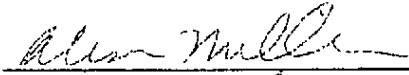
**CERTIFICATION OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE LIMITED LIABILITY COMPANY NAMED BELOW, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: PGA Declarant, LLC, a Florida limited liability company.
2. The name and address of the registered agent and office is:

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A  
MUSEUM TOWER  
150 WEST FLAGLER STREET  
SUITE 2200  
MIAMI, FL 33130

*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 relative 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.*

  
ALISON MILLER, Registered Agent

April 10, 2019