

L19000 203791

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

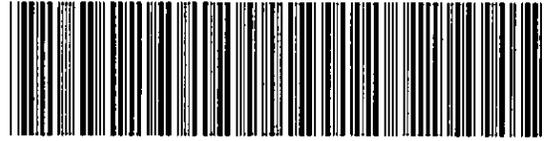
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



300336314893

11/01/19--01004--006 \*\*25.00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2019 NOV - 1 PM 1:22

FILED

Y SULKER

NOV 27 2019

# THE COHRS LAW GROUP, P.A.

ATTORNEYS AND COUNSELORS AT LAW

2841 EXECUTIVE DRIVE•SUITE 120•CLEARWATER•FLORIDA•33762  
VOICE (727) 540-0001•FAX (727) 540-0027  
E-MAIL [dcohrs@cohrlaw.com](mailto:dcohrs@cohrlaw.com)



† Denis A. Cohrs, Esq.  
Robert B. Hicks, Esq., of counsel

† Board Certified Real Estate Attorney

October 29, 2019

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

Dear Clerk,

Enclosed please find the Amended and Restated Articles of Organization of Wilbur Homes, LLC (Document Number L19000203791) along with a check made payable to the Florida Department of State in the amount of \$25.00 for the filing fee. Please return your letter of acknowledgment to our office at The Cohrs Law Group, P.A., 2841 Executive Drive, Suite 120, Clearwater, FL 33762.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kari Cincotto".

Kari Cincotto  
Paralegal to Denis A. Cohrs, Esq.

DAC/kc:

Enclosures as stated above.

**AMENDED AND RESTATED  
ARTICLES OF ORGANIZATION  
OF  
WILBUR HOMES, LLC**

**Wilbur Homes, LLC**, a limited liability company organized and existing under the laws of the State of Florida (the "Company"), the Articles of Organization of which were filed on August 9, 2019 and assigned Document Number L19000203791 under the hand of its undersigned authorized agent, and thereafter Amended and Restated on August 21, 2019, and further amended and restated on September 23, 2019, hereby certifies that on October 1, 2019, the Members of the Company unanimously duly adopted and approved an amendment to the Articles of Organization of the Company deleting all Articles thereof, in their entirety, and substituting therefor the following:

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act).

**ARTICLE I  
NAME**

The name of this Limited Liability Company is **Wilbur Homes, LLC**.

**ARTICLE II  
COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of this Limited Liability Company (the "Company") shall commence as of the effective date of the initial filing of Articles of Organization, and it shall thereafter have perpetual existence.

2019 NOV - 11 AM 1:22  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE III  
MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**2841 Executive Drive, Suite 100  
Clearwater, FL 33762**

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

**ARTICLE IV**  
**REGISTERED AGENT**

The initial Registered Agent and Registered Office of the Company shall be:

**The Cohrs Law Group, P.A.**  
**2841 Executive Drive, Suite 120**  
**Clearwater, Florida 33762**

**ARTICLE V**  
**PURPOSE**

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

**ARTICLE VI**  
**OPERATING AGREEMENT**

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles.

**ARTICLE VII**  
**INITIAL MEMBERS**

The name and business address of the initial Member of this Company is:

**Franterra Real Estate, LLC**  
**2841 Executive Drive, Suite 100**  
**Clearwater, FL 33762**

**ARTICLE VIII**  
**MANAGEMENT OF BUSINESS**

The conduct and management of the Company, pursuant to specific rules regarding the rights and duties of the Members as enumerated in the Operating Agreement of the Company, shall be vested in a Board of Managers and the Company shall be designated as a manager managed entity.

**ARTICLE IX**  
**INITIAL MANAGERS**

The name and business address of the initial members of the Board of Managers of this Company are:

**Jeffrey T. Gordon**  
**2841 Executive Drive, Suite 100**  
**Clearwater, FL 33762**

**Kevin R. Gordon**  
**2841 Executive Drive, Suite 100**  
**Clearwater, FL 33762**

**Kenneth A. Gordon**  
**2841 Executive Drive, Suite 100**  
**Clearwater, FL 33762**

Any member of the Board of Managers may be replaced by the majority vote of the Members of the Company.

**ARTICLE X**  
**OWNERSHIP OF PROPERTY**

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

**ARTICLE XI**  
**TRANSFERABILITY OF MEMBERS' INTEREST**

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the unanimous written consent of all the remaining Members of the Company if the transferee intends to become a Member. Without this consent, the transferee shall not be entitled to become a Member or to participate in the management of the Company.

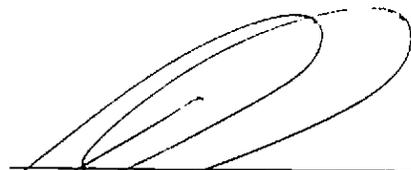
**ARTICLE XII**  
**ADMISSION OF NEW MEMBERS**

Additional Members may be admitted from time to time on such terms and conditions as are set forth by a unanimous vote of all existing Members.

**ARTICLE XIII**  
**AMENDMENTS**

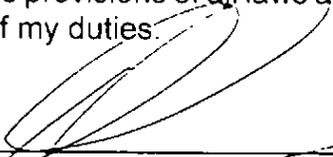
These Articles may be amended from time to time by the majority agreement of the Members, and the amendments shall be filed with the Florida Department of State, duly signed by an Authorized Representative of the Company.

**IN WITNESS WHEREOF**, the undersigned, as an authorized agent and representative for all Members, has executed these Amended and Restated Articles of Organization on this 29<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Denis A. Cohrs, authorized agent

**CERTIFICATE OF ACCEPTANCE OF  
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.



---

**Denis A. Cohrs**

Date: October 29, 2019