

5/19/2020

Lara, Michelle (561) 671-2556

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**FLORIDA LIMITED LIABILITY CO.
New Keys Realty LLC**

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2020 MAY 19 PM 4:21

2020 MAY 21 PM 1:18

STATE OF FLORIDA
TALLAHASSEE, FL



May 20, 2020

FLORIDA DEPARTMENT OF STATE

GUNSTER YOAKLEY & STEWART, P.A. Division of Corporations

SUBJECT: NEW KEYS REALTY LLC
REF: W20000049833

PLEASE RETAIN MAY 19, 2020 FILING DATE. THANK YOU.

We have received your document for NEW KEYS REALTY LLC . However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The designation of the registered agent must be at a Florida street address.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Carlos E Rico
Regulatory Specialist II

FAX Aud. #: H20000148133
Letter Number: 420A00010204

2020 MAY 19 PM 4:22
FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FL

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**ARTICLES OF ORGANIZATION
FOR
NEW KEYS REALTY LLC**

(A Florida Limited Liability Company)

FILED
2020 MAY 19 PM 4:28
SECRETARY OF STATE
TALLAHASSEE, FL

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

ARTICLE I -

Name

The name of the Limited Liability Company is NEW KEYS REALTY LLC (the "Company").

ARTICLE II -

Duration

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

ARTICLE III -

Nature of Business

This Company is organized for the purpose of transacting any and all lawful business.

ARTICLE IV -

Address

The initial principal office and mailing address of the Company is 16349 Florence Oak Court, Montverde, Florida 34756-3417.

ARTICLE V -

Initial Registered Agent and Registered Office

The street address of the initial registered office of the Company is 200 South Orange Avenue, Suite 1400, Orlando, Florida 32801-3438, and the name of the initial registered agent of this Company at that address is Jeffery Q. Jonasen.

ARTICLE VI -

Management

The Company shall be manager-managed in accordance with its Operating Agreement. The initial manager of the Company is Zachary P. Neloms.

ARTICLE VII -

Membership Certificates

Each Members' interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

**ARTICLE VIII -
Indemnification**

This Company shall indemnify to the fullest extent permitted under and in accordance with the laws of the State of Florida any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he or she is or was manager, member, or officer of this Company, or is or was serving at the request of this Company as a manager, member, director, officer, trustee, employee or agent of or in any other capacity with another company, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding.

Expenses (including attorney's fees) incurred by any member, manager or officer in defending any civil, criminal, administrative or investigative proceeding shall be paid by the Company in advance of the final disposition of such proceeding upon receipt of an undertaking (secured or unsecured as may be determined by the Company) by or on behalf of such member, manager or officer to repay such amount if it shall ultimately be determined that such member, manager or officer is not entitled to be indemnified by the Company as authorized in this Article. Such expenses (including attorneys' fees) incurred by other employees and agents shall also be so paid upon such terms and conditions, if any, as the Company deems appropriate.

Notwithstanding the foregoing, indemnification or advancement of expenses shall not be made to or on behalf of any member, manager, officer, employee, or agent if a judgment or other final adjudication establishes that the actions, or omissions to act, of such member, manager, officer, employee, or agent were material to the cause of action so adjudicated and constitute any of the following:

- (a) A violation of criminal law, unless the member, manager, officer, employee, or agent had no reasonable cause to believe such conduct was unlawful.
- (b) A transaction from which the member, manager, officer, employee, or agent derived an improper personal benefit.
- (c) A distribution in violation of Section 605.0406 of the Act.
- (d) Willful misconduct or a conscious disregard for the best interests of the company in a proceeding by or in the right of the Company to procure a judgment in its favor or in a proceeding by or in the right of a Member.
- (e) Recklessness, or an act or omission committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property in a proceeding by or in the right of someone other than the Company or a Member.

The indemnification provided by this Article shall continue as to an indemnified person who has ceased to be a member, manager, officer, employee, or agent and shall inure to the benefit of the estate, heirs, personal representatives, beneficiaries, executors and administrators of such person. All rights to indemnification and advances under this Article shall be deemed to be a contract between the Company and each indemnified person at any time while this Article is in effect. Any repeal or modification of this Article or any repeal or modification of relevant provisions of the Florida Revised Limited Liability Company Act or any other applicable laws shall not in any way diminish the rights to indemnification of

such indemnified person or the obligations of the Company arising hereunder for claims relating to matters occurring prior to the repeal or modification.

**ARTICLE IX -
Amendment**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 18th day of May, 2020.

/s/ Jeffery Q. Jonasen

Jeffery Q. Jonasen,
Authorized Representative

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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TALLAHASSEE, FL

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Jeffery Q. Jonasen hereby accepts the appointment as registered agent and agrees to act in this capacity. Jeffery Q. Jonasen further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and states that its is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

/s/ Jeffery Q. Jonasen

Jeffery Q. Jonasen

Dated: May 18, 2020

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