

L20000301131

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.

((H20000343337 3)))



H200003433373ABCZ

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 : NELSON MULLINS RILEY & SCARBOROUGH LLP
Account Number : I20160000081
Phone : (407)839-4277
Fax Number : (407)839-4264

FLORIDA LIMITED LIABILITY CO.

2020 OCT -2 AM 8:35

FILED

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

Email Address: jheflinger@picernefl.com

FLORIDA LIMITED LIABILITY CO.
Picerne Palm Key Manager, LLC

Certificate of Status	1
Certified Copy	1
Page Count	04
Estimated Charge	\$160.00

2020 OCT -2 PM 1:22

**ARTICLES OF ORGANIZATION
OF
PICERNE PALM KEY MANAGER, LLC**

The undersigned, acting as the organizer of PICERNE PALM KEY MANAGER, LLC, under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat. (the "Act"), adopts the following Articles of Organization:

ARTICLE I - Name:

The name of the limited liability company is Picerne Palm Key Manager, LLC (the "Company").

ARTICLE II - Address:

The mailing and street address of the principal office of the Company is 247 North Westmonte Drive, Altamonte Springs, Florida 32714.

ARTICLE III - Duration:

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company (the "Operating Agreement").

ARTICLE IV - Management:

The Company is to be managed by its Members, unless and until one or more managers are appointed in accordance with the Operating Agreement, in which case the Company shall be managed by one or more managers. The managers shall be elected as described in the Operating Agreement.

ARTICLE V - Admission of Additional Members:

The Company shall admit new Members only upon the unanimous written consent of all the then-existing Members of the Company.

ARTICLE VI - Adoption of Operating Agreement:

The Company shall adopt the Operating Agreement, which Operating Agreement may contain any provisions for the regulation and management of the affairs and operations of the Company not inconsistent with these Articles of Organization and the Act.

FILED
2020 OCT -2 AM 8:35
SOUTHERN
PALM BEACH, FLA.

ARTICLE VII - Initial Registered Agent and Office:

The initial registered agent for the Company shall be CT Corporation System, and the street address of the Company's initial registered office is 1200 S. Pine Island Road, Plantation, Florida 33324.

ARTICLE VIII - Amendments:

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

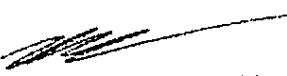
ARTICLE IX - Indemnification:

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article IX, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article IX shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, regulation, provision of the Articles of Organization or the Operating Agreement, agreement or contract, vote of Members or otherwise. Any repeal or amendment of this Article IX by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

ARTICLE X - Continuation of Business:

Unless dissolved in accordance with the Operating Agreement, the remaining Members shall continue the business and operations of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member, or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned member representative has executed these Articles of Organization as of this 30th day of September, 2020.



Richard R. Haley

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT / REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, PICERNE PALM KEY MANAGER, LLC 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 Picerne Palm Key Manager, LLC.
2. The name and address of the registered agent and office is:

CT Corporation System
1200 S. Pine Island Road
Plantation, FL 33324

Having been designated as the Registered Agent for Picerne Palm Key Manager, LLC, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Florida Statutes.

CT Corporation System



By: _____
Name: Kimberly Baggett
Title: Assistant Secretary

Dated this 2nd day of October, 2020.