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(Requestor's Name)

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(Address)

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(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

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

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## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Islamorada Luxury Homes, LLC

Signature \_\_\_\_\_

Requested by: SETH

Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Walk-In \_\_\_\_\_ Will Pick Up \_\_\_\_\_

\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_ LTD Partnership File \_\_\_\_\_  
\_\_\_\_ Foreign Corp. File \_\_\_\_\_  
\_\_\_\_ L.C. File \_\_\_\_\_  
\_\_\_\_ Fictitious Name File \_\_\_\_\_  
\_\_\_\_ Trade/Service Mark \_\_\_\_\_  
\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_ Cert. Copy \_\_\_\_\_  
\_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_ Driving Record \_\_\_\_\_  
\_\_\_\_ UCC I or 3 File \_\_\_\_\_  
\_\_\_\_ UCC II Search \_\_\_\_\_  
\_\_\_\_ UCC II Retrieval \_\_\_\_\_  
\_\_\_\_ Courier \_\_\_\_\_

## ARTICLES OF ORGANIZATION

### OF

The undersigned authorized representative hereby forms a limited liability company under the laws of the State of Florida:

#### ARTICLE I

##### COMPANY NAME

The name of this company is: Islamorada Luxury Homes, LLC

#### ARTICLE II

##### COMMENCEMENT

The existence of the Company shall commence on December 9, 2020, the date of signing hereof, provided that same shall be filed with the Florida Secretary of State within the time authorized by Statute.

#### ARTICLE III

##### MAILING ADDRESS AND STREET ADDRESS OF THE COMPANY

The mailing address and the street address of the principal office of the limited liability company is 277 Royal Poinciana Way #156 Palm Beach, Florida 33480.

#### ARTICLE IV

##### REGISTERED AGENT AND REGISTERED AGENT'S ADDRESS

The Registered Agent and the street address of the Registered Agent of this Company in the State of Florida shall be:

Lee Heaton  
277 Royal Poinciana Way #156  
Palm Beach, FL 33480

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## ARTICLE V

### INITIAL MANAGER

The Initial Manager of the Company shall be:

Lec Heaton  
277 Royal Poinciana Way #156  
Palm Beach, FL 33480

The Initial Manager shall be responsible for the management of the Company, and shall have the full right, power and authority to manage, direct and control all of the business and affairs of the company and to transact business on its behalf, including the authority to execute any instrument transferring, encumbering or in any way involving real property related to the Company.

Notwithstanding the foregoing, the Manager shall have the absolute authority to subcontract any management functions of the Company in his sole and absolute discretion.

## ARTICLE VI

### DISSOLUTION

The death, retirement, resignation, expulsion, bankruptcy or dissolution of a member shall not dissolve the Company as long as there remains in existence one (1) member. The Company shall dissolve only as provided in the Operating Agreement of the Company or pursuant to Florida Statute §605.

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## ARTICLE VII

### RIGHTS, LIABILITIES AND OBLIGATIONS OF MEMBERS

7.1 Liability of Members: No Member shall be personally liable for the expenses, liabilities, debts or obligations of the Company, unless otherwise provided pursuant to Florida Statute §605.

7.2 Return of Capital: No Member shall have the right to demand the return of his/her/its contribution to capital except as provided in the Company's Operating Agreement then in existence.

7.3 Non-Assignability of Membership Interest:

a) No Member may assign his/her Company interest in whole or in part without the express written consent of 100% of the Company's members, including the member attempting to assign his/her interest.

b) The assignee of a member's interest shall have no right to participate in the management of the business and affairs of the Company:

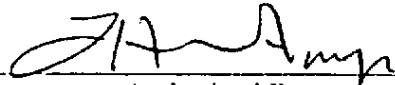
i) without the express written consent of 100% of the members of the limited liability company including the member assigning the limited liability interest, and

ii) as provided in the Operating Agreement, and

iii) in compliance with any procedure provided for in the Operating Agreement.

c) No interest of any member shall be subject to forced assignment by any court of law.

IN WITNESS WHEREOF, the undersigned Authorized Representative has executed the Articles of Organization, this 8th day of October, 2020 and affirms that the Company has at least one member as of the effective date of these Articles.



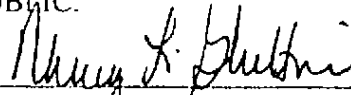
Authorized Representative

STATE OF FLORIDA                     ]  
  ] ss:  
COUNTY OF PALM BEACH            ]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 9th day of December, 2020 by LEE HEATON as Authorized Representative of the aforesaid Limited Liability Company, who is ~~is~~ personally known to me or who has ☐ produced \_\_\_\_\_ as identification and who did/did not take an oath.

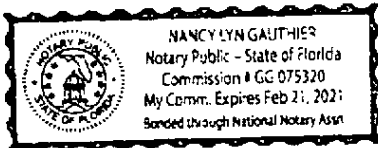
NOTARY PUBLIC:

SIGN



PRINT

NANCY L. GAUTHIER



STATE OF FLORIDA AT LARGE (SEAL)

MY COMMISSION EXPIRES: 2-21-2021