

L21000376240

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

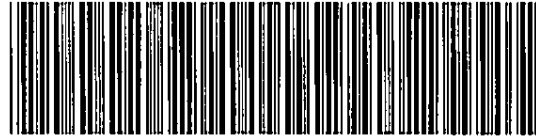
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



500371624485

08/19/21--01015--016 \*\*125.00

8/23/21

FILED  
2021 AUG 19 AM 1:40  
SECRETARY OF STATE  
TALLAHASSEE, FL

✓

**CHARLES T. WEISS, P.A.**

Law Offices  
712 U.S. Highway One, Suite 301-2  
North Palm Beach, FL 33408  
E-Mail: [ctw@WeissEstatePlanning.com](mailto:ctw@WeissEstatePlanning.com)

Telephone: (561) 848-9970

Facsimile: (561) 848-9961

August 17, 2021

Florida Department of State  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: **Filing of Articles of Organization: JEZL Trails End, LLC**

Dear Sir or Madam:

Please find enclosed the following documents for filing with the Florida Department of State:

1. Articles of Organization of JEZL Trails End, LLC, a Florida Limited Liability Company; and
2. Statement Designating Registered Agent and Office.

Also enclosed is my Firm's check payable to the Florida Department of State totaling \$125 for the Florida Limited Liability Company Filing Fee.

Kindly return your confirmation letter indicating the acceptance of the filing (with the assigned document number, filed date, etc.) to me as soon as possible.

Thank you for your prompt assistance. Should you have any questions with regard to this request, please let me know.

Very truly yours,

  
Charles T. Weiss

Enclosures

Copy to: Dr. and Mrs. Jason S. Cooper

2021 AUG 19 AM 1:40  
SECRETARY OF STATE  
TALLAHASSEE, FL  
FILED

**ARTICLES OF ORGANIZATION OF  
JEZL TRAILS END, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned have associated for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I. NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be JEZL TRAILS END, LLC, and its principal office shall be located at 3535 Military Trail, Suite 204, in the town of Jupiter, County of Palm Beach, State of Florida, 33458, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II. PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes enumerated in these Articles and otherwise granted or permitted

by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### **ARTICLE III. EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

### **ARTICLE IV. MANAGEMENT**

This limited liability company shall be managed by one or more managers. The name and address of the person who shall serve until the first annual meeting of members or until their successors are elected and qualified are as follows:

EMILY F. COOPER  
3535 Military Trail, Suite 204  
Jupiter, Florida 33458

JASON S. COOPER  
3535 Military Trail, Suite 204  
Jupiter, Florida 33458

SECRETARY  
TALL/MANOR C.F.F.  
2021 AUG 19 AM 1:40  
FBI

## **ARTICLE V. MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of all of the members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

## **ARTICLE VI. CAPITAL CONTRIBUTIONS**

Capital contributions in cash shall be paid to the limited liability company by the members in equal shares. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

## **ARTICLE VII. PROFITS AND LOSSES**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of business of the limited liability company, the month and day of the commencement date being December 15.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business or, if these sources are insufficient to cover such losses, by the members in equal shares.

## **ARTICLE VIII. DURATION**

This limited liability company shall exist in perpetuity, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

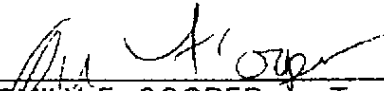
FILED  
2021 AUG 19 AM 1:40  
SECRETARY OF STATE  
TALLAHASSEE, FL

**ARTICLE IX. INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

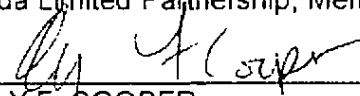
The address of the initial registered office of the limited liability company is 712 U.S. Highway One, Suite 301-2, City of North Palm Beach, County of Palm Beach, State of Florida, 33408, and the name of the company's initial registered agent at that address is CHARLES T. WEISS.

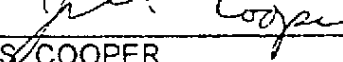
The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of JEZL TRAILS END, LLC.

Executed by the undersigned at 12:00 PM, on this 13 day of August, 2021.

  
\_\_\_\_\_  
EMILY F. COOPER, as Trustee of the  
EMILY F. COOPER 2015 Revocable  
Trust, Member

JEZL FAMILY PARTNERSHIP, LTD., a  
Florida Limited Partnership, Member

By:   
\_\_\_\_\_  
EMILY F. COOPER  
Its: General Partner

By:   
\_\_\_\_\_  
JASON S. COOPER  
Its: General Partner

2021 AUG 19 AM 1:40  
SECRETARY OF STATE  
TALLAHASSEE, FL

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF PALM BEACH )

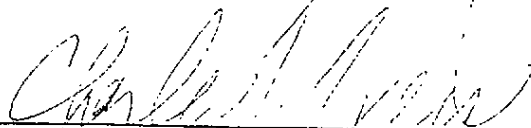
Pursuant to the provisions of Sections of the Florida Limited Liability Company Act, the Limited Liability Company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the Limited Liability Company is JEZL TRAILS END, LLC.

The name of the registered agent for JEZL TRAILS END, LLC is CHARLES T. WEISS, and the street address where the agent is located is 712 U.S. Highway One, Suite 301-2, North Palm Beach, FL 33408.

This statement is to acknowledge that, as indicated above, JEZL TRAILS END, LLC, has appointed me, CHARLES T. WEISS, as its registered agent to accept service of process for the Company at the place designated above in this certificate. I accept this appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

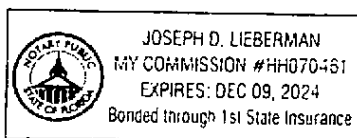
Dated August 16, 2021.

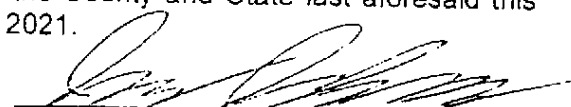
  
CHARLES T. WEISS, Registered Agent

The foregoing instrument was acknowledged before by CHARLES T. WEISS, by means of X physical presence or through online notarization, who is personally known to me or has produced \_\_\_\_\_ as identification, as agent on behalf of JEZL TRAILS END, LLC, a Limited Liability Company.

WITNESS my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of August, 2021.

(SEAL)



  
Notary Public State of Florida, at Large

My commission expires:

2021 AUG 19 AM 1:40  
SECRETARY OF STATE  
ALLAN ROSENBERG  
FL

2021 AUG 19