

K21000490199

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

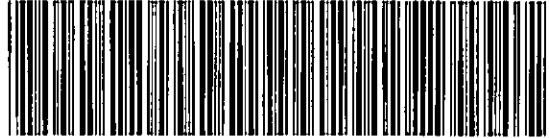
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



200380081482

02/04/22--01016--004 \*\*25.00

**FILED**  
2022 FEB -4 PM 4:13  
SECRETARY OF STATE  
TALLAHASSEE, FL

*Handwritten signature*

FEB 15 2022

I ALBRITTON

## COVER LETTER

To: Registration Section Division of Corporation

SUBJECT: Property Management 1, LLC

The enclosed Articles of Amendment and fee(s) are submitted for filling.

Please return all correspondence concerning this matter to the following:

Beth Harrington  
Property Management 1, LLC  
PO Box 1373  
Tavernier, FL 33070

propertymanagement1@owentrepanier.com

For future information concerning this matter, please call Beth Harrington at (305) 453-6019.

Enclosed is a check for the following amount:



\$25.00 Filling Fee



\$30.00 Filling fee &  
Certification of Status



\$55.00 Filling Fee &  
Certified Copy  
(Additional copy is enclosed)



\$60.00 Filling Fee,  
Certificate of Status &  
Certified Copy  
(Additional copy is enclosed)

### Mailing Address

Registration Section  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

### Street Address

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**AMENDED  
ARTICLES OF ORGANIZATION**

In order to form and create a limited liability company pursuant to Chapter 605 and Fla. Statutes §605.0201 of the laws of the State of Florida, we do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and do hereby state and certify the following, pursuant to 605.0202, Florida Statutes:

**ARTICLE I- NAME OF LIMITED LIABILITY COMPANY**

In accordance with Fla. Stat. §605.0112 and §605.0201(2)(a), the limited liability company's name shall be

"PROPERTY MANAGEMENT 1, LLC"

**ARTICLE II – PERIOD OF OF DURATION OF LIMITED LIABILITY COMPANY**

This limited liability company shall have an indefinite duration in accordance with Fla. Stat. 605.0108(3). This limited liability company's existence shall begin at the date and time when the Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §605.0201(4) and Fla. Stat. §605.0207.

**ARTICLE III – LOCATION OF PRINCIPAL OFFICE**

As required under Fla. Stat. §605.0201(2)(b), the mailing and street address of this limited liability company's principal office is as follows.

Street Address:

1421 First Street  
Key West, FL 33040

Mailing Address:

PO Box 1373  
Tavernier, FL 33070

**ARTICLE IV – REGISTERED OFFICE AND REGISTERED AGENT**

The street address of this limited liability company's initial registered agent address in the State of Florida is 88101 Overseas Hwy, Ste 201; Islamorada, FL 33036. The name of the registered agent at such registered office is: URBIZSOLUTION, LLC - BETH HARRINGTON

**ARTICLE V – ADMISSION OF NEW MEMBERS**

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such a new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such a new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such a new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof.

FILED  
2022 FEB -4 PM 4:13  
SECRETARY OF STATE  
TALLAHASSEE  
FL

## **ARTICLE VI – CONFIGURATION OF BUSINESS**

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of Member or the occurrence of an event which terminates the continued membership of a Member in this limited liability company; it being the intent of the Member hereunder that the existence of this limited liability company be for the term of years set forth in Article II hereof.

## **ARTICLE VII – COMPOSITION OF MANAGEMENT**

In accordance with Fla. Stat. §605.0201(3)(a), this limited liability company shall be managed by Managers for purpose of Fla. Stat. §605.0407 and other relevant provisions of Chapter 605, Florida Statutes. This limited liability company shall be managed by two (2) Managers, OWEN JOHN TREPANIER and RICHARD PUENTE, and no other persons or individuals shall have the right to manage this limited liability company until such time, by corporate action, that the Managers (or either of them) is removed or replaced, or resigns, dies, voluntarily retires or consents in writing to a successor Manager. Accordingly, this limited liability company is to be a Manager-managed company as set forth in Fla. Stat. §605.0407(1)(a) and Fla. Stat. §605.0201(3)(a) and shall be so managed by Managers OWEN JOHN TREPANIER and RICHARD PUENTE. Upon the removal, replacement, resignation, death, or retirement, or written consent to a successor(s) Manager, the successor Manager(s) shall be selected (i) in accordance with any then adopted Operating Agreement governing this limited liability company or (ii) if no such operating agreement has been adopted, by majority percentage vote of Members holding a majority of units in this limited liability company.

In accordance with the forgoing, the name and address of the Managers of this limited liability company are:

<u>Name of Managers</u>	<u>Address</u>
OWEN JOHN TREPANIER	1421 First Street; Key West, FL, 33040
RICHARD PUENTE	1421 First Street; Key West, FL, 33040

Notwithstanding anything to the contrary contained in Fla. Stat. §605.0407 or Fla. Stat. §605.0404(2) (or successor sections) the Managers shall have sole discretion in making decisions to make distribution to members from this limited liability company. Furthermore, since this limited liability company is to be a Manager-managed company, the Managers shall have all the rights afforded under Fla. Stat. §605.0407(3) (or successor statute); and the rights afforded to the Managers hereunder shall not be abridged by any subsequent amendments to this limited liability company's Operating Agreement.

## **ARTICLE VIII – OWNERSHIP UNITS**

The maximum number of ownership units that this limited liability company is authorized to have outstanding is one thousand (1,000) units, all of which shall be identical units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company (to the extent distribution is authorized) in an amount equal to that ratio in which the number of units held by that Member is the numerator and the total number of units outstanding is the denominator.

## **ARTICLE IX – PURPOSE OF LIMITED LIABILITY COMPANY**

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability company may be formed under Chapter 605, Florida Statutes.

**ARTICLE X – STATEMENT OF AUTHORITY AGREEMENT**

This limited liability company may file a Statement of Authority as so provided in Fla. Stat. §605.0302. Such statement of authority may encompass all or any matters set forth in Fla. Stat. §605.0302.

**ARTICLE XI – OPERATING AGREEMENT**

Upon the majority consent of all members hereto this limited liability company may adopt an Operating Agreement which shall govern the operations of this limited liability company, shall prescribe the method for electing the Managers and designating successors and shall the Members so elect, grant first refusal rights on other restrictions on ownership unit transferability and govern legal arrangements among Members. Nothing in these Articles of Organization shall compel the Member(s) to adopt such an Operating Agreement unless they deem same desirable.

IN WITNESS WHEREOF, the undersigned Members of this limited liability company have executed these Amended Articles of Organization on this 18<sup>th</sup> day of November, 2021.

PROPERTY MANAGEMENT 1, LLC  
a Florida limited liability company

By: 

OWEN JOHN TREPANIER, Manager & Organizer

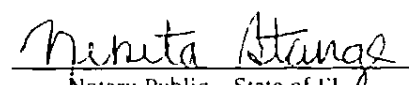
By: 

RICHARD PUENTE, Manager & Organizer

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, an officer duly qualified to take acknowledgments, personally appeared OWEN JOHN TREPANIER and RICHARD PUENTE, the signors who appeared before me at the time of this notarization and are personally known to me, and who executed the Articles of Organization, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 18<sup>th</sup> day of November, 2021.

  
Notary Public – State of FL  
Commissions expires:



Nikita L. Stange  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025

**CERTIFICATION DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Chapter 604 and §48.061, Florida Statutes, the following is submitted:  
That PROPERTY MANAGEMENT 1, LLC, desiring to qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the City of Key West, Florida, has named URBIZOLUTION, BETH HARRINGTON as its agent to accept service of process.

PROPERTY MANAGEMENT 1, LLC.  
A Florida limited liability company

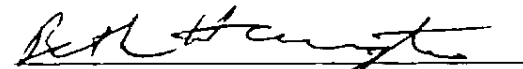
By:   
OWEN-JOHN TREPÁNIER, Manager & Organizer

By:   
RICHARD PUENTE, Manager & Organizer

**ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT**

Pursuant to the provisions of the Florida Limited Liability Company Act, Chapter 605 of Florida Statutes, the undersigned does hereby accept this appointment as Registered Agent on whom process may be served within the State of Florida for the limited liability company named in the foregoing Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with and accepts the obligation of that position.

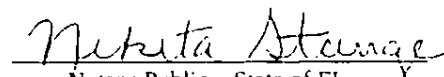
REGISTERED AGENT:

  
URBIZOLUTION – BETH HARRINGTON  
November 18, 2021

STATE OF FLORIDA  
COUNTY OF MONROE

BEFORE ME, an officer duly qualified to take acknowledgments, personally appeared BETH HARRINGTON, the signor who appeared before me at the time of this notarization and is personally known to me, and acknowledged agreement, that they executed said instrument for the purposes to be a registered agent of PROPERTY MANAGEMENT 1, LLC.

WITNESS my hand and official seal on this 18<sup>th</sup> day of November, 2021.

  
Notary Public – State of FL  
Commissions expires:



**Nikita L. Stange**  
Notary Public  
State of Florida  
Comm# HH1490  
Expires 7/5/2021