

# H2200009777

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Email Address: talisa@happycape.com

**FLORIDA LIMITED LIABILITY CO.  
Happy Cape Realty, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION OF  
HAPPY CAPE REALTY, LLC**

**ARTICLE I**

**NAME**

The name of this Limited Liability Company shall be: **HAPPY CAPE REALTY, LLC.**

**ARTICLE II**

**PURPOSE**

This Limited Liability Company is created for the purpose of transacting any and all lawful business for which limited liability companies may be organized under the laws of the State of Florida or of the United States of America, as may be agreed upon by the members.

**ARTICLE III**

**PLACE OF BUSINESS AND REGISTERED AGENT**

The initial principal place of business of this Limited Liability Company shall be **1222 S.E. 47<sup>th</sup> Street, Unit 208, Cape Coral, Florida 33904.**

The initial mailing address of this Limited Liability Company shall be **1222 S.E. 47<sup>th</sup> Street, Unit 208, Cape Coral, Florida 33904**, and such other place or places as the members from time to time may determine.

The initial Registered Agent of the Limited Liability Company shall be **Darrin R. Schutt, Esq., 12601 New Brittany Boulevard, Fort Myers, Florida 33907.**

**ARTICLE IV**

**MANAGEMENT OF BUSINESS**

This Limited Liability Company is to be managed by a manager, such that the company is to be a managed company. The initial MANAGER is:

**ADAM OLIVER PISKULIC  
1222 S.E. 47<sup>th</sup> Street  
Unit 208  
Cape Coral, Florida 33904**

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HAPPY CAPE REALTY, LLC  
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The Company shall have one (1) Member, which is:

**HAPPY CAPE BOAT AND VILLA SERVICE LLC**  
1222 S.E. 47<sup>th</sup> Street  
Unit 208  
Cape Coral, Florida 33904

#### **ARTICLE V REGULATIONS**

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in all the members of this company.

#### **ARTICLE VI PROPERTY**

Real or personal property originally brought into or transferred to the company, or acquired by the company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of this Limited Liability Company.

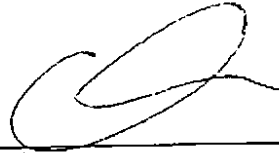
#### **ARTICLE VII DISTRIBUTION OF EARNINGS**

The manager of the Company shall have the sole discretion whether to issue earnings to the members or retain the same, either in whole or in part. The manager shall not be required to provide a reason for the determination to retain such earnings.

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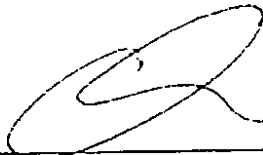
IN WITNESS WHEREOF, the Manager has executed these Articles of Organization on this 9<sup>th</sup> day of March, 2022, and acknowledges that in accordance with §605.0203(1), Florida Statutes, that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



Darrin R. Schutt, Esq., as Authorized Agent for  
ADAM OLIVER PISKULIC

#### ACKNOWLEDGEMENT

Having been named to accept service of process for the above-stated Limited Liability Company at the place designated within the Articles of Organization, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of § 605.0113(2), Florida Statutes.



Darrin R. Schutt, Esq.

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FAX