

L24000176700

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

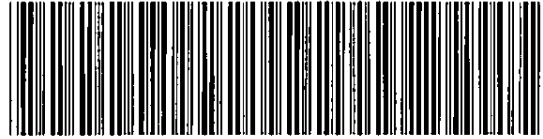
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000427020010

04/08/24--01033--017 **160.00

FILED

2004 APR -8 PM 6:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T.S.H
4/18/24

ARTICLES OF ORGANIZATION
OF
TE ANAU PROPERTIES, LLC

ARTICLE I. NAME

The name of this company is TE ANAU PROPERTIES, LLC. Its principal place of business is: 5830 W Gulf to Lake Hwy, Crystal River, Florida 34429 with a mailing address PO Box 955, Crystal River, Florida 3423.

ARTICLE II. DURATION

This company shall have perpetual existence.

ARTICLE III. PURPOSE

This company is organized for the following purposes:

1. To purchase, improve, develop, hold, and own real estate, and lease, mortgage, and sell the same in such parts or parcels, improved or unimproved, and on such terms as to time and manner of payment as this company, by its Board of Directors, agree upon.
2. To maintain and keep places for storage and warehouses for the storage and deposit of goods and merchandise of all kinds and descriptions, and conduct all business appertaining thereto, including the making of advances on goods, stored and deposited with it, and to have and to receive all the rights and emoluments thereto belonging.
3. To carry on business in the United States and elsewhere as factors, agents, commission merchants or merchants to buy, sell, and deal in, at wholesale or retail, merchandise, goods, wares and commodities of every sort, kind or description, and to carry on any other business, whether manufacturing or otherwise, which can be conveniently carried on with any of the company's

FILED
2001 APR - 8 PM 1:10
SECRETARY OF STATE
FLORIDA

objects; to open stores, offices or agencies throughout the United States or elsewhere, or to allow or cause the legal estate and interest in any properties or business acquired, established or carried on by the company to remain or be vested in the name of or carried on by any other company formed or to be formed, and either upon trust for or as agents or nominees of this company, and to manage the affairs or take over and carry on the business of any such other company formed or to be formed, and to exercise all or any of the powers of any such company, or of holders of shares of membership units or securities thereof, and to receive and distribute as profits the dividends and interest on such shares of membership and securities; to purchase or otherwise acquire and undertake all of any part of the business, property and liabilities of any persons or company, carrying on any kind of business which this company is authorized to carry on; to enter into partnership or into any arrangement for sharing profits, union of interest, reciprocal concessions, joint venture, or cooperate with any person, which this company is authorized to carry on; or any business or transaction capable of being conducted, so as, directly or indirectly, benefit this company.

4. To lend money, either with or without security, and generally to such persons and upon such terms and conditions as this company may think fit, and in particular for the purpose of undertaking to build or improve any property in which this company is interested as tenants, builders and contractors.

5. To purchase and sell for others personal property, membership units, bonds and notes, and to negotiate loans thereon for others.

6. To manufacture, purchase or otherwise acquire, own, mortgage, pledge, sell, assign, and transfer or otherwise dispose of, to invest, trade, deal in and deal with goods, wares, and merchandise, and real and personal property of every class and description.

7. To acquire and pay for, in cash or otherwise, membership and bonds of this

company, the good will, rights, assets and property, and to undertake or assume the whole or any part of the obligation or liabilities of any person, firm, association or company.

8. To acquire, hold, use, sell, assign, lease, grant licenses and privileges, inventions, improvements and processes, copyrights, trademarks and trade names, relating to or useful in connection with any business of this company.

9. To guarantee, purchase, hold, vote, sell, assign, transfer, mortgage, pledge or otherwise dispose of shares of the capital membership of or any bonds, securities or evidence of indebtedness created by any other company or companies organized under the laws of this State or any other state, country, nation or government, and while the owner thereof, to exercise all the rights, powers and privileges of ownership.

10. To issue bonds, debentures or obligations of this company from time to time, for any of the objects or purposes of the company, and to secure the same by mortgage pledge, deed of trust or otherwise.

11. To purchase, hold, sell and transfer the shares of its own capital membership; **PROVIDED**, it shall not use its funds or property for the purchase of its own shares of capital membership when such use would cause any impairment of its capital; and **PROVIDED FURTHER**, that shares of its own capital membership belonging to it shall not be voted upon, directly or indirectly.

12. To have one or more offices to carry on all or any of its operations and business without restrictions or limit as to amount, to purchase or otherwise acquire, hold, own, mortgage, sell, convey, or otherwise dispose of real and personal property of every class and description in any of the states, districts, territories, or colony or country.

13. To purchase, sell, acquire, trade and/or develop real property, mortgages and

other security instruments.

14. In general, to carry on any other business in connection with the foregoing, whether manufacturing or otherwise, and to have and exercise all the powers conferred by the laws of the State of Florida upon company, and to do any or all the things set forth above to the same extent as natural persons might or could do.

15. To transact any or all lawful business.

The foregoing clauses shall be construed both as objects and powers and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of this company.

The above and foregoing businesses enumerated are intended as illustrative and not restrictive, and this company shall have the power to handle such other business or businesses, either in its own behalf or as agent or broker for others, and shall further engage in any or all like or kindred businesses which may be necessary or profitable in conjunction with the businesses above enumerated; and generally shall have and exercise all powers, privileges and immunities of businesses of like kind and nature incorporated under the laws of the State of Florida, and shall enjoy the privileges and immunities pertaining to incorporators under the laws of the State of Florida.

ARTICLE IV. CAPITAL MEMBERSHIP

This company is authorized to issue one thousand (1,000) shares of \$1.00 par value membership units, which shall be designated "Common Shares".

ARTICLE V. PREEMPTIVE RIGHTS

Every member, upon the sale for cash of any new membership of this company of the same kind, class or series as that which he already holds, shall have the right to purchase his, pro rata share thereof [as nearly as may be done without issuance of fractional shares] at the price at which

it is offered to others.

ARTICLE VI.
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this company is 5830 W Gulf to Lake Hwy, Crystal River, Florida 34429, and the name of the initial registered agent of this company at that address is: PAUL A. WRIGHT.

ARTICLE VII.
INITIAL BOARD OF DIRECTORS

This company shall have two (2) directors initially. The number of directors may be either increased or diminished from time to time by the Bylaws, but shall never be less than one (1). The names and address of the initial Board of Directors of this company is:

PAUL A. WRIGHT
5830 W Gulf to Lake Hwy
Crystal River, FL 34429

JEANNE W. WRIGHT
5830 W Gulf to Lake Hwy
Crystal River, FL 34429

ARTICLE VIII. INCORPORATOR

The name and address of the person signing these Articles is:

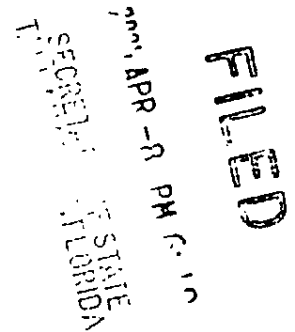
PAUL A. WRIGHT
5830 W Gulf to Lake Hwy
Crystal River, FL 34429

ARTICLE IX. BYLAWS

The power to adopt, alter, amend or repeal Bylaws shall be vested in the Board of

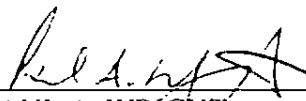
Directors.

ARTICLE X. AMENDMENT



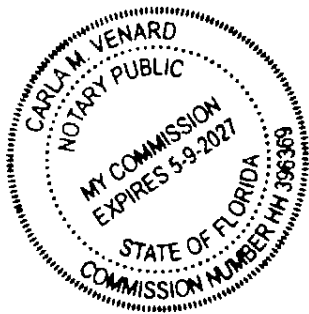
This company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment thereto, and any right conferred upon the members is subject to this reservation.

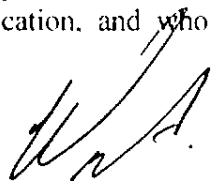
IN WITNESS WHEREOF, the undersigned subscriber(s) have executed these Articles of Organization this 5 day of April, 2024.


PAUL A. WRIGHT

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument by means of ☒ physical presence or ☐ online notarization was acknowledged before me this the 5th day of April, 2024, by PAUL A. WRIGHT, who is ☒ personally known to me or ☐ who did produce A Florida Driver's License # personally known as identification, and who did not take an oath.




Notary Public:
Printed Name: Carla Venard
My Commission Number: _____
My Commission Expires: 5-9-27
(Affix Notary Stamp/Seal)

FILED
APR 8 - 9 PM
CITRUS COUNTY
FLORIDA
T-1000000000

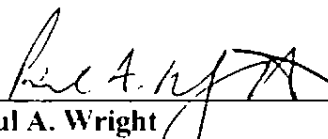
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First – **TE ANAU PROPERTIES, LLC.**, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Organization, as Crystal River, County of Citrus, has named, **PAUL A. WRIGHT, 3404 W Pebble Beach Ct., Lecanto, FL 34461**, as its agent to accept service of process within the State.

ACKNOWLEDGMENT: (Must be signed by Designated Agent)

Having been named to accept service of process for the above stated company, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.



Paul A. Wright
Registered Agent

FILED
2001 APR -8 PM 3:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA