

L24000455178

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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: JM TODD PROPERTIES, LLC

Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

CHARLES C. JONES, II

Name of Person

JONES, HABER AND ROLLINGS

Firm/Company

1633 SE 47TH TERRACE

Address

CAPE CORAL, FLORIDA 33904

City/State and Zip Code

JONES@JONESHABERLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Sharon Cirillo

239 542-0700

at (_____) _____

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> \$25.00 Filing Fee | <input type="checkbox"/> \$30.00 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed) | <input type="checkbox"/> \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed) |
|--|--|--|--|

Mailing Address:

Registration Section
Division of Corporations
P.O. 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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

November 22, 2024

CHARLES C. JONES, II
JONES, HABER AND ROLLINGS
1633 SE 47TH TERRACE
CAPE CORAL, FL 33904

SUBJECT: JM TODD PROPERTIES, LLC
Ref. Number: L24000455178

We have received your document for JM TODD PROPERTIES, LLC and your check(s) totaling \$25.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption of the Amended and Restated Articles cannot be ^{after} before the document was received. The document was received on 11/21/24.

If you have any questions concerning the filing of your document, please call (850) 245-6000.

Neysa Culligan
Regulatory Specialist III

Letter Number: 224A00025587

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**AMENDED AND RESTATED ARTICLES OF ORGANIZATION OF
JM TODD PROPERTIES, LLC**

Pursuant to the provisions of Section 605.0202, Florida Statutes, this Florida Limited Liability Company adopts the following Amended and Restated Articles of Organization:

The Articles of Organization were filed on October 25, 2024 with the **Document Number L24000455178**. These amendments were adopted by the members and managers on October 28, 2024 and the number of votes cast for the amendments were sufficient for approval. The Articles of Organization shall be amended in its entirety and the following shall take place thereof:

The undersigned certifies that, 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, declare that the following Articles shall serve as the Charter and authority of the conduct of business of the limited liability company.

**ARTICLE I
NAME, PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The Company's name is **JM TODD PROPERTIES, LLC** and its mailing address and principal office shall be located at 12670 McGregor Boulevard, Fort Myers, Florida 33919, 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, including but not limited to operating as a real estate agency or similar business.
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, 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 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 settlements 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**

The Limited Liability Company's management is reserved to its managers whose names and addresses are as follows:

Rodney J. Todd
1357 Wales Drive
Fort Myers, Florida 33901

Manager

Gregory S. Todd
8576 Sumner Avenue
Fort Myers, Florida 33908

Manager

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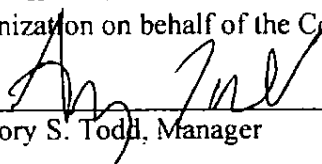
**ARTICLE V
DURATION**

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

**ARTICLE VI
REGISTERED OFFICE AND REGISTERED AGENT**

The address of the registered office of the limited liability company is 12670 McGregor Boulevard, Fort Myers, Florida 33919, and the name of the company's registered agent at that address is Gregory S. Todd.

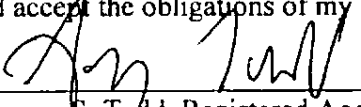
IN WITNESS THEREOF, the undersigned has executed these Amended Articles of Organization on behalf of the Company this 1 day of November, 2024.



Gregory S. Todd, Manager

In accordance with Florida Statute Section 608.408(3), the execution of this document constitutes affirmation under the penalties of perjury that the facts herein are true.

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the 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 as provided for in Chapter 608, F.S.



Gregory S. Todd, Registered Agent