

L25000023027

**Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet**

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H25000018378 3)))



H250000183783ABC1

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To: Division of Corporations  
Fax Number : (850) 617-6381

From: Account Name : SHUTTS & BOWEN, LLP  
Account Number : 076447000313  
Phone : (305) 358-9166  
Fax Number : (305) 347-7748

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

**Email Address:** RCHENG@SHUTTS.COM

**FLORIDA LIMITED LIABILITY CO.  
1711 SHAG Developer, LLC**

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	<b>\$160.00</b>

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

2025 JAN 15 PM 4:01

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED

2025 JAN 15 PM 4:24

TALLAHASSEE, FL

((H25000018378 3)))

**ARTICLES OF ORGANIZATION  
OF  
1711 SHAG DEVELOPER, LLC  
a Florida limited liability company**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby make, acknowledges and files the following Articles of Organization.

**ARTICLE I - Name**

The name of the Limited Liability Company is:

**1711 SHAG DEVELOPER, LLC**

**ARTICLE II - Address**

The mailing address and street address of the principal office of the Limited Liability Company are:

1100 NW 4<sup>th</sup> Ave,  
Delray Beach, FL 33444

**ARTICLE III - Management**

The limited liability company shall be managed by one or more managers (who shall be designated "Manager(s)") and is, therefore, a manager-managed company within the meaning of Section 605.0407, Florida Statutes. The rights, duties and obligations of the Manager(s) and the Member(s) of the limited liability company shall be as set forth in writing in the agreement(s) of the Member(s).

The name and street address of the initial Manager of the limited liability company are:

TIMOTHY HENZY  
1100 NW 4<sup>th</sup> Ave,  
Delray Beach, FL 33444

**ARTICLE IV - Registered Agent and Office address**

The name and the street address of the initial registered agent of the limited liability company are:

**CORPORATION COMPANY OF MIAMI**  
a Florida corporation  
200 S. Biscayne Blvd  
Suite 4100 (RXC)  
Miami, Florida 33131

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
2025 JAN 15 PM 4:01


(((H25000018378 3)))

**REGISTERED AGENT'S ACCEPTANCE**

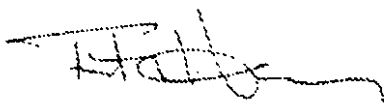
Having been named as registered agent to accept service of process for the above-stated limited liability company at the address designated in the Articles of Organization, the undersigned corporation hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties and is familiar with and accepts the obligations of its position as registered agent, as provided for in Chapter 605, Florida Statutes.

Dated: January 15, 2025

CORPORATION COMPANY OF MIAMI,  
a Florida corporation

By:   
Name: Alfred G. Smith  
Title: President

IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this  
15th day of January, 2025.

  
\_\_\_\_\_  
Timothy Henzy, Authorized Representative

(This document is executed in accordance with Section 605.0203(1)(b), Florida Statutes. I am aware that any false information submitted in a document to the Florida Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.)

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
JAN 15 PM 4:01