

Division of Corporations

Page 1 of 1

L18000285541

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.

((H18000353657 3))



H180003536573ABC5

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 : WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, P.A.
Account Number : 072720000266
Phone : (941)366-4800
Fax Number : (941)552-7141

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

Email Address: pryskamp@williamsparker.com

FLORIDA LIMITED LIABILITY CO.
1144 MORNINGSIDE, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
Estimated Charge	\$160.00

2016 DEC 13 AM 9:53

FILED
18 DEC 13 AM 9:53
FLORIDA DEPARTMENT OF STATE
ALLIANCE, FLORIDA

Electronic Filing Menu

Corporate Filing Menu

Help

H18000353657 3

**ARTICLES OF ORGANIZATION
OF
1144 MORNINGSIDE, LLC**

The undersigned, an authorized representative, hereby subscribes to these Articles of Organization to form a limited liability company (the "Company"), under the Florida Revised Limited Liability Company Act (Chapter 605, Florida Statutes) and in accordance with F.S. § 605.0201.

1. **Name.** The name of the Company is:

1144 Morningside, LLC

2. **Mailing Address and Street Address of Principal Office.** The mailing address and the street address of the principal office of the Company is c/o Patrick W. Ryskamp, 200 South Orange Avenue, Sarasota, Florida 34236.

3. **Name and Street Address of Initial Registered Agent.** The name and street address of the Company's initial registered agent is Cross Street Corporate Services, LLC, 200 South Orange Avenue, Sarasota, Florida 34236.

4. **Management.** The Company shall be a manager-managed company. The names and addresses of the initial managers of the Company are:

Kenneth C. Cox
c/o 200 South Orange Avenue
Sarasota, Florida 34236

Carrie S. Cox
c/o 200 South Orange Avenue
Sarasota, Florida 34236

Katharine Best Lloyd
c/o 200 South Orange Avenue
Sarasota, Florida 34236

Managers may be appointed or removed in the manner provided in the Operating Agreement of the Company.

5. **Existence.** In accordance with F.S. § 605.0207, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement.

6. **Amendment.** These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

10 DEC 13 AM 9:59
FILED
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

H18000353657 3

IN WITNESS WHEREOF, the undersigned, authorized representative, has executed these Articles of Organization as of the 13th day of December 2018 (the "Execution Date").



Patrick W. Ryskamp
Authorized Representative

ACKNOWLEDGEMENT OF REGISTERED AGENT

In accordance with F.S. §§ 605.0201(2)(c) and 605.0113, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Revised Limited Liability Company Act and hereby accepts appointment as the initial registered agent of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.

Cross Street Corporate Services, LLC,
a Florida limited liability company

By: 
Patrick W. Ryskamp
As its Vice President

4866471.v1

FILED
18 DEC 13 AM 9:59
SECRETARY OF STATE
TALLAHASSEE, FLORIDA