

4/12/2021

Division of Corporations

**L210015753**

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.

((H21000145753 3))



H21000145753ABC

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 : NELSON MULLINS RILEY & SCARBOROUGH LLP  
Account Number : I1998000090  
Phone : (407)839-4200  
Fax Number : (407)839-4264

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

Email Address: \_\_\_\_\_

FLORIDA LIMITED LIABILITY CO.  
520 HILLSIDE AVE, LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

REGISTRATION  
COMMERCIAL  
SERVICES

2021 APR 12 PM 4:15  
RECEIVED  
7/13

(421000145753 3)

**ARTICLES OF ORGANIZATION  
OF  
520 HILLSIDE AVE, LLC**

The undersigned acting as the organizer of 520 HILLSIDE AVE, LLC, under the Florida Limited Liability Company Act, Chapter 605, Fla. Stat., adopt the following Articles of Organization:

**ARTICLE I - Name:**

The name of the limited liability company is 520 HILLSIDE AVE, LLC (the "Company").

**ARTICLE II - Address:**

The mailing address and principal street address of the limited liability company is 390 North Orange Avenue, Suite 1400, Orlando, Florida 38201.

**ARTICLE III - Duration:**

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV - Management:**

The limited liability company is to be managed by its Member(s), unless and until one or more managers are appointed in accordance with the Operating Agreement for the Company, in which case the Company shall be managed by one or more managers. The managers shall be elected as described in the Operating Agreement for the Company.

**ARTICLE V - Admission of Additional Members:**

The Company shall admit new Members in accordance with the Company's Operating Agreement.

**ARTICLE VI - Adoption of Operating Agreement:**

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 605, Fla. Stat.

APR 12 2021  
10:51 AM  
0

(421000145753 3)

(H210001457533)

**ARTICLE VII - Initial Registered Agent and Office:**

The initial registered agent for the Company shall be REGINA RABITAILLE, ESQUIRE, whose address is 390 North Orange Avenue, Suite 1400, Orlando, Florida 32801.

**ARTICLE VIII - Amendments:**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the majority written approval of all voting Members of the Company.

**ARTICLE IX - Indemnification:**

Each individual or entity who is or was a manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

**ARTICLE X - Member Interests:**

The Company is authorized to issue both voting and nonvoting membership interests. All membership interests shall be identical in all respects except the nonvoting membership interests shall carry no right to vote on any matter except as the State of Florida requires that voting rights be granted nonvoting membership interests.

The Effective Date of the filing of these Articles of Organization shall be April 9, 2021 in accordance with F.S. 605.0207.

APR 12 2021  
10:51 AM  
STATE OF FLORIDA  
SECRETARY OF STATE

(H210001457533)

(#21000145753 3)

IN WITNESS WHEREOF, the undersigned executes the Articles of Organization as of this 12<sup>th</sup> day of April, 2021.

Regina Rabitaille  
REGINA RABITAILLE, Organizer

APR 12 2021 2:47 PM  
ED

(#21000145753 3)

(421000145753 3)

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

- 1. The name of the limited liability company is **520 HILLSIDE AVE, LLC.**
- 2. The name and address of the registered agent and its office is:

Regina Rabitaille, Esq.  
3190 North Orange Avenue, Suite 1400  
Orlando, Florida 32801

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, the undersigned hereby accepts the appointment as registered agent and agree to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent.

Regina Rabitaille  
REGINA RABITAILLE, ESQ.

Dated this 12<sup>th</sup> day of April, 2021.

APR 12 2021  
10:12 PM  
JED

(421000145753 3)