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Florida Department of State

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

311 South Dixie Avenue, LLC

Table with 2 columns: Item and Amount. Rows include Certificate of Status (0), Certified Copy (0), Page Count (03), and Estimated Charge (\$125.00).

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**ARTICLES OF ORGANIZATION
OF
311 SOUTH DIXIE AVENUE, LLC**

The undersigned hereby executes and acknowledges these Articles of Organization 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 and hereby adopt the following Articles of Organization for such limited liability company:

**ARTICLE I
Name and Principal Office**

The name of this limited liability company is 311 SOUTH DIXIE AVENUE, LLC, its principal office and mailing address is 2508 North Griffin Drive, Leesburg, Florida 34748.

**ARTICLE II
Duration**

The existence of this limited liability company shall be perpetual, commencing upon the filing of the Articles of Organization by the Florida Department of State.

**ARTICLE III
Purpose**

The purpose of this limited liability company is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

**ARTICLE IV
Continuation of Business**

If the members do not elect to dissolve this company within ninety (90) days after the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in this company, then this company shall not be dissolved by reason of such event, its affairs shall not be wound up, and it shall remain in existence as a limited liability company under the laws of the State of Florida.

J. Knox Burns, IV, Esquire
Cauthen & Burns, P.A.
Attorneys at Law
215 North Joanna Avenue
Tavares, FL 32778
(352)343-2225
Florida Bar # 1018499
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ARTICLE V
Membership

The members of this limited liability company have the right to admit additional members to this organization upon the unanimous consent of those individuals or entities who are members prior to the admission of the new member. However, the transferee or assignee shall not be entitled to become a member or participate in the business and affairs of this limited company unless the transfer or assignment is approved by the unanimous consent of the members not proposing to transfer or assign their interests.

ARTICLE VI
Dissolution

The limited liability company will dissolve as provided in the Operating Agreement.

ARTICLE VII
Management

This organization is to be managed by a manager or managers elected by a majority interest of its members. The initial managers, who shall serve until the earlier of their respective death, resignation, or replacement, are: MATTHEW J. MCHALE and CHRISTINE A. FARRELLY.

ARTICLE VIII
Amendment of Articles of Organization and Operating Agreement

These Articles of Organization and the Company's Operating Agreement may be amended at any time by the members.

ARTICLE IX
Initial Registered Agent and Office

The name of this limited liability company's initial registered agent is MATTHEW J. MCHALE. The street address of this limited liability company's initial registered office is 2508 North Griffin Drive, Leesburg, Florida 34748.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization of this limited liability Company July 13, 2023.



MATTHEW J. MCHALE, as authorized agent

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

MATTHEW J. MCHALE, having been named as registered agent to accept service of process for 311 SOUTH DIXIE AVENUE, LLC, a Florida limited liability company, at the registered office designated below, hereby agrees and consents to act in that capacity.

Registered Office: 2508 North Griffin Drive, Leesburg, Florida 34748.

The undersigned is familiar with and accepts the duties and obligations of the position of registered agent.

DATED July 13, 2023.



MATTHEW J. MCHALE