

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000462865  
FILED 8:00 AM  
October 08, 2025  
Sec. Of State  
kcostello

**Article I**

The name of the Limited Liability Company is:

FIRST RESIDENCES 2513 LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

2783 OXYMORON WAY  
KISSIMMEE, FL. US 34746

The mailing address of the Limited Liability Company is:

3211 VINELAND RD  
PMB 175  
KISSIMMEE, FL. US 34746

**Article III**

Other provisions, if any:

REAL ESTATE

**Article IV**

The name and Florida street address of the registered agent is:

FERMIN J LERMA VILLEGAS  
2783 OXYMORON WAY  
KISSIMMEE, FL. 34746

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.

Registered Agent Signature: FEMIN J LERMA VILLEGAS

## **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
FERMIN J LERMA VILLEGAS  
2783 OXYMORON WAY  
KISSIMMEE, FL. 34746 US

Title: MGR  
PAMELA HERRERA VERRUGGIO  
2783 OXYMORON WAY  
KISSIMMEE, FL. 34746 US

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Signature of member or an authorized representative

Electronic Signature: FERMIN J LERMA VILLEGAS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.