

8/20/2021

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**FLORIDA LIMITED LIABILITY CO.**  
**245 Veranda Palms, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
245 VERANDA PALMS, LLC**

1. **Name.** The name of this limited liability company is 245 VERANDA PALMS, LLC (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.
2. **Duration.** The Company's existence shall be perpetual.
3. **Purpose.** The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida.
4. **Principal Office Address and Mailing Address.** The principal office address and mailing address of the Company is 4252 Green Key Road, New Port Richey, Florida 34652.
5. **Registered Agent and Office.** The name of the initial registered agent of the Company is IVETT RANKIN. The street address of the initial registered agent of the Company is 4252 Green Key Road, New Port Richey, Florida 34652.
6. **Management of the Company.** The Company shall be a manager-managed company, and the initial manager is ELIO J. DICIOCCIO, whose address is 4252 Green Key Road, New Port Richey, Florida 34652.
7. **Operating Agreement.** The members shall have the power to adopt, alter, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

The undersigned executed these Articles of Organization on the 18th day of August, 2021.

In accordance with Section 605.0203(1)(b), *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

  
\_\_\_\_\_  
IVETT RANKIN  
Authorized Representative of Members

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position as provided for in the Act, the undersigned 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 the undersigned's duties.

Dated: August 18, 2021

  
\_\_\_\_\_  
IVETT RANKIN

21 AUG 23 PM 12:43  
FALCONSBLE, L.L.P.