

# L22000045723

**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.**

(((H22000043027 3)))



H220000430273ABCU

**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 : WATSON SLOANE PLLC  
Account Number : I20150000117  
Phone : (407)622-6751  
Fax Number : (866)448-1211

**\*\*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.  
Vizcaya, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	<b>\$125.00</b>

Electronic Filing Menu

Corporate Filing Menu

Help

2022 FEB -7 PM 2:31

FILED

2022 FEB -7 PM 5:06

850-617-6381

2/3/2022 2:19:24 PM PAGE 1/001 Fax Server



February 3, 2022

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

WATSON SLOANE PLLC

SUBJECT: VIZCAYA, LLC  
REF: W22000011708

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

The document number of the name conflict is T18000001027.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

DANIEL L O'KEEFE  
Regulatory Specialist IIFAX Aud. #: H22000043027  
Letter Number: 622A00002768

2022 FEB -7 PM 2:31

FILED

---

**ARTICLES OF ORGANIZATION****OF****2038VIZCAYA, LLC****a Florida limited liability company**

---

**ARTICLE I****NAME; APPLICABLE LAW**

The name of the limited liability company formed pursuant to the filing of these Articles of Organization (the "*Articles*") is "2038Vizcaya, LLC" (the "*Company*"). The Company is created pursuant to and in accordance with the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (as amended from time to time, the "*LLC Act*"). The Company and its internal affairs shall be governed by the LLC Act and the laws of the State of Florida.

**ARTICLE II****MAILING AND STREET ADDRESS**

The mailing and street address of the initial principal office of the Company is as follows:

632 Forest Cove  
Oviedo, FL 32765

**ARTICLE III****REGISTERED AGENT**

The name and address of the initial registered agent of the Company are as follows:

Watson Sloane PLLC  
100 S. Orange Avenue, Suite 1000  
Orlando, FL 32801

**ARTICLE IV****MANAGEMENT**

The Company shall be a manager-managed limited liability company within the meaning of the LLC Act and shall be governed by a written operating agreement entered into between and among its members (as amended from time to time, the "*Operating Agreement*"). The Operating Agreement may not be amended except as expressly provided in the Operating Agreement. The number of managers ("*Managers*") shall be determined as provided in the Operating Agreement and the Managers shall have the powers, duties and authority set forth in the LLC Act, subject to any express limitations contained in the Operating Agreement. The Managers shall be elected, removed and replaced from time to time in accordance with the Operating Agreement. The names and addresses of the initial Managers of the Company are as follows:

Michael J. Buchholz  
632 Forest Cove  
Oviedo, FL 32765

FILED  
FEB - 7 PM 2:32  
CLERK OF STATE  
OF FLORIDA

Christine M. Buchholz  
632 Forest Cove  
Oviedo, FL 32765

**ARTICLE V  
EFFECTIVE DATE**

The effective date of these Articles shall be the date on which they are accepted for filing by the Florida Department of State.


**ARTICLE VI  
RESTRICTIONS ON TRANSFER;  
ADMISSION OF ADDITIONAL OR SUBSTITUTE MEMBERS**

Among other things, the Operating Agreement restricts the sale, transfer, pledge, hypothecation, exchange, assignment or other disposition by any means, including but not limited to those which are voluntary, involuntary, by operation of law, by the laws of descent and distribution, or otherwise (each, a "Transfer"), of the limited liability company membership interests in the Company. Any such Transfer shall be void *ab initio* unless made in strict compliance with the terms and conditions of the Operating Agreement. In addition, no person or entity shall be admitted as a member of the Company, whether in substitution for another member or as an additional member, except in accordance with the Operating Agreement.

**ARTICLE VII  
AMENDMENTS**

These Articles may not be amended except as provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned Authorized Representative has subscribed these Articles for the purpose of forming the Company as a Florida limited liability company and hereby affirms that the Company has or will have at least one member as of the time these Articles become effective under the LLC Act.

  
Christine M. Buchholz, Authorized Representative

2022 FEB - 7 PM 2:32

FILED

---

**ACCEPTANCE OF DESIGNATION  
OF  
REGISTERED AGENT**

---

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned submits the following statement of acceptance of designation as registered agent for the Company:

*Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in these Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees 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 its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605 of the Florida Statutes.*

WATSON SLOANE PLLC

By: \_\_\_\_\_

Jeremy S. Sloane, Manager

NOTARY OF STATE  
OF FLORIDA

2022 FEB - 7 PM 2:32

FILED