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JUL 11 2016
JUL 11 2016

06/09/16

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: 1009 BAY PINE, LLC

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Margot Pequignot, Esq.

Name of Person

Margot Pequignot, P.A.

Firm/Company

P.O. Box 2497

Address

Largo, FL 33779-2497

City/State and Zip Code

marpeq@aol.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Margot Pequignot

727

518-7330

at (_____) _____

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:



\$125.00 Filing Fee



\$130.00 Filing Fee &
Certificate of Status



\$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)



\$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**ARTICLES OF ORGANIZATION
OF
1009 BAY PINE, LLC**

The undersigned subscriber to these Articles of Organization, a person competent to contract, does hereby form a limited liability company under the laws of the State of Florida.

**ARTICLE I
Name**

The name of the limited liability company shall be **1009 BAY PINE, LLC**.

**ARTICLE II
Address**

The mailing address and principal place of business for the limited liability company is:

1009 Bay Pine, LLC
c/o Rancho T Properties of Florida, LLC.
9575 131st Street
Seminole, FL 33776

**ARTICLE III
Period of Duration**

The limited liability company shall begin existence on the day of filing, and shall continue into perpetuity, or until dissolved in a manner provided by law or by regulations adopted by the Members of the limited liability company.

**ARTICLE IV
Member**

The name and address of each person authorized to manage and control the Limited Liability Company is:

Authorized Member

Rancho T Properties of Florida, LLC
9575 131st Street
Seminole, FL 33776

FILED
2020 MAY 06 PM 1:04
CLERK OF DISTRICT COURT
JANUARY 10, 2020

ARTICLE V

Purposes

The limited liability company may engage in the transaction of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida.

ARTICLE VI

Registered Office and Registered Agent

The street address of the limited liability company's initial registered office is 164 8th Avenue SW, Largo, FL 33770, and the initial registered agent at such address is Margot Pequignot, Esq. The limited liability company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Chapter 605, Florida Statutes. Margot Pequignot, Esq., is specifically authorized to sign and file such Affidavits as may be required under Chapter 605, Florida Statutes.

ARTICLE VII

Management

The management of the limited liability company, unless otherwise provided in the articles of organization or the operating agreement, shall be vested in a Board of Managers.

ARTICLE VIII

Continuity of Business

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the business of the limited liability company shall not cease and the limited liability company shall not be dissolved unless the business of the limited liability company is terminated by the consent or agreement of all remaining Members.

ARTICLE IX

Operating Agreement

The members of the limited liability company shall adopt an operating agreement which shall act as the operating agreement of the members pertaining to the regulation, management and affairs of the limited liability company, provided that such operating

agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The operating agreement shall be repealed or altered only by the members of the limited liability company, in the manner now or hereafter prescribed by the laws of the State of Florida.

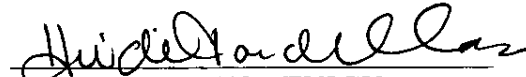
ARTICLE X
Acknowledgment

The undersigned Authorized Member does hereby certify that the foregoing constitutes the proposed Articles of Organization of **1009 BAY PINE, LLC**.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 31st day of May, 2016, in accordance with section 605.0203 (1) (b), Florida Statutes.

I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in s.817.155, Fla.Stat.

RANCHO T PROPERTIES OF FLORIDA, LLC.
Authorized Member



By: **HEIDI TANDATNICK**
Authorized Member and Manager of
Rancho T Properties of Florida, LLC.

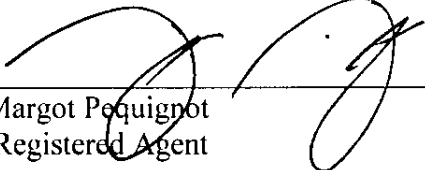
1009 BAY PINE, LLC

Acceptance of Registered Agent

I, Margot Pequignot, Esq., whose street address is 164 8th Ave. SW, Largo, FL 33770, having been named as registered agent and to accept service of process for 1009 Bay Pine, LLC, 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 as provided for in Chapter 605, F.S.

Dated

5/31/16



Margot Pequignot
Registered Agent

FILED
CLERK OF DISTRICT COURT
JUL 1 2016
TALLAHASSEE, FLORIDA