

# L16000207008

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**FLORIDA LIMITED LIABILITY CO.**  
**Zellie's Land Holding, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
ZELLIE'S LAND HOLDING, 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 **ZELLIE'S LAND HOLDING, LLC** and its principal office and mailing address is located at **4025 N. Highway 19A, Mount Dora, Florida 37257**.

**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**

**Manager-Managed**

This limited liability company is manager-managed for purposes of F.S. 605.407.

**ARTICLE V**

**Name and Address of Manager**

The name of the initial Manager is **Dennis A. Mulholland**. The address of Dennis A. Mulholland is **4025 N. Highway 19A, Mount Dora, Florida 37257**.

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## ARTICLE VI

Description of Authority of Specific Person in the Company or Holding a Position or Having Specified Status in the Company

Management of the Company shall be vested in Dennis A Mulholland as Manager. All decisions shall be made by the Manager or by a person or entity granted the power or authority to make decisions by a Power of Attorney executed by the Manager (Dennis A. Mulholland). A Manager does not have to be a member of the Company. A Manager can appoint a successor Manager without consent of any member. The Manager may designate a successor Manager to manage the Company on Manager's death or resignation or adjudication of incompetency by written designation or by Will. If the Manager fails to designate a substitute or successor Manager, the beneficiary acquiring Dennis A. Mulholland's membership interest on his death shall elect or appoint the successor Manager. No Member will take part in or interfere in any manner with the conduct or control of the business of the Company or have any right or authority to act for or bind the Company except as provided in this Agreement.

## ARTICLE VII

Amendment of Articles of Organization and Operating Agreement

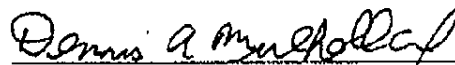
These Articles of Organization and the Company's Operating Agreement may be amended at any time by the Manager or vote of all Members.

## ARTICLE VIII

Initial Registered Office and Agent

The street address of this limited liability company's initial registered office is **4025 N. Highway 19A, Mount Dora, Florida 37257** and the name of this limited liability company's initial registered agent is **Dennis A. Mulholland**.

IN WITNESS WHEREOF, by signing these articles of organization, the person, Dennis A. Mulholland, who signs these articles of organization affirms that the company has or will have at least one member as of the time the articles of organization become effective and the date of signing these articles of organization of this limited liability company is November 9, 2016.



Dennis A. Mulholland  
As Manager

## ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Dennis A. Mulholland, having been named as registered agent to accept service of process for **ZELLIE'S LAND HOLDING, LLC**, a Florida limited liability company, at the registered office designated below, hereby agrees and consents to act in that capacity.

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Registered Office: 4025 N. Highway 19A, Mount Dora, Florida 37257

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

DATED this 9 day of November, 2016.

  
Dennis A. Mulholland  
Registered Agent

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