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6/5/2018

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Florida Department of State  
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**FLORIDA LIMITED LIABILITY CO.**

**Villa Setena VII, LLC**

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**ARTICLES OF ORGANIZATION FOR A FLORIDA LIMITED LIABILITY COMPANY**

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**ARTICLE I - Name**

The Name of the Limited Liability Company is: **Villa Serena VII, LLC**

**ARTICLE II - Principal Office**

The mailing address and street address of the principal office of the Limited Liability Company is: **2600 Douglas Rd. Penthouse Eight, Coral Gables, FL 33134.**

**ARTICLE III - Purpose and Powers**

Except as restricted by these Articles of Organization, this limited liability company is organized for each and every legal and lawful purpose for which a limited liability company may be organized pursuant to the Florida Limited Liability Act.

**ARTICLE IV - Duration**

The period of duration for the Limited Liability Company shall be: **Perpetual**

**ARTICLE V - Initial Manager and Management**

The Limited Liability Company is to be initially managed by one manager and the name and address of such manager who is to serve as manager is:

**Manager: Roxana Solano**

**Address: 2600 Douglas Rd. Penthouse Eight  
Coral Gables, FL 33134**

The initial manager shall serve until the first meeting of members, or until their successors are elected and qualified, or until the death or resignation of any such manager.

**ARTICLE VI - Admission of Additional Members:**

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be: **Pursuant to the Members Agreement/Regulations**

**ARTICLE VII - Members Rights to Continue Business:**

The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall be: **Pursuant to the Members Agreement/Regulations**

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#### **ARTICLE VIII – Initial Registered Agent and Office**

The initial registered agent for this limited liability company and the street address of the initial registered agent are:

Name: **Jorge A. Fernandez, P.A.**  
Address: **2600 Douglas Rd. Penthouse Eight Coral Gables, Fl 33134**

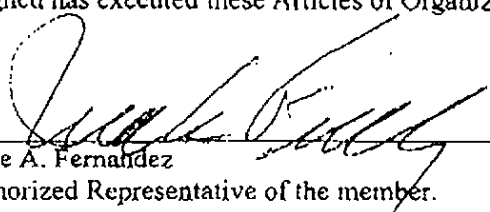
#### **ARTICLE IX – Regulations**

The regulations of this limited liability company may only be adopted, amended, altered or repealed: **As provided for in the Members Agreement/Regulations**

#### **ARTICLE X – Amendments**

This limited liability company reserves the right to amend, alter or repeal any provision contained in these Articles of Organization in accordance with the Florida Limited Liability Company Act.

**IN WITNESS WHEREOF**, the undersigned has executed these Articles of Organization this 4th day of June, 2018.

  
\_\_\_\_\_  
Jorge A. Fernandez  
Authorized Representative of the member.

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0203(1)(b), FLORIDA STATUTES,  
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING  
STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN  
THE STATE OF FLORIDA.

1. The name of the limited liability company is:

**Villa Serena VII, LLC**

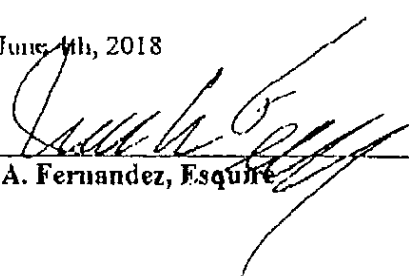
1. The name and street address of the registered agent is:

Name: **Jorge A. Fernandez, Esquire**

Address: **2600 Douglas Rd. Penthouse Eight Coral Gables, FL 33134**

*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.*

Date: June 4th, 2018

  
\_\_\_\_\_  
Jorge A. Fernandez, Esquire

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