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Florida Department of State
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STATE OF FLORIDA
DIVISION OF CORPORATIONS
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**FLORIDA LIMITED LIABILITY CO.
ADVANTAGE REALTY OF FLORIDA, LLC**

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

2019 SEP -9 7:10:49

FAX AUDIT NO.: H19000269375 3

STATE SECRETARY OF REVENUE
DIVISION OF REVENUE
19 SEP -9 AM 9:06
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
ADVANTAGE REALTY OF FLORIDA, LLC**

ARTICLE I-NAME

The name of the limited liability company shall be Advantage Realty of Florida, LLC (the "Company").

ARTICLE II-MAILING AND STREET ADDRESS

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

4731 Bonita Bay Blvd., #1401
Bonita Springs, Florida 34134

ARTICLE III-EFFECTIVE DATE

This limited liability company's existence shall commence upon the filing of these Articles and shall terminate as provided for in the Operating Agreement.

ARTICLE IV-INITIAL REGISTERED AGENT AND OFFICE

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

<u>Name</u>	<u>Address</u>
J. Michael Struna	4731 Bonita Bay Blvd., #1401 Bonita Springs, Florida 34134

ARTICLE V-PURPOSE

The Company shall have unlimited power to engage in and do any lawful act concerning any or all lawful businesses for which limited liability companies may be organized according to the laws of the State of Florida, including all powers and purposes now and hereafter permitted by law to a limited liability company.

ARTICLE VI-MANAGEMENT OF THE COMPANY

The Company shall be managed by not less than one (1) manager (the "Manager") and is, therefore, a manager-managed company. The following are the names and addresses of the initial Managers who shall serve as the Managers of the Company until their successors are elected and qualified:

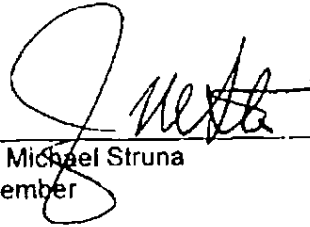
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<u>Name</u>	<u>Address</u>
J. Michael Struna	4731 Bonita Bay Blvd., #1401 Bonita Springs, Florida 34134
Patricia P. Struna	4731 Bonita Bay Blvd., #1401 Bonita Springs, Florida 34134

ARTICLE VII-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, being a Member of the Company, has executed these Articles of Organization this 9 day of September 2019.



J. Michael Struna
Member

FAX AUDIT NO.: H19000269375 3

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: Advantage Realty of Florida, LLC.
2. The name and address of the registered agent and office are:

J. Michael Struna
 4731 Bonita Bay Blvd., #1401
 Bonita Springs, Florida 34134

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, as provided for in Chapter 605, Florida Statutes.



 J. Michael Struna
 Registered Agent

REGISTERED OFFICE OF
 19 SEP -9 AM 9:06
 TALLAHASSEE, FLORIDA