

L190000229510

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

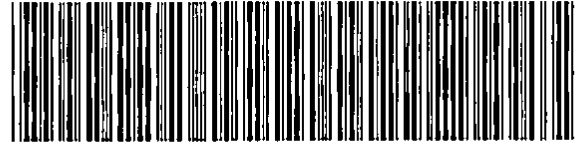
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100334745441

09/20/19--01002--010 \*\*125.

19 SEP 19 PM 3:41

19 SEP 19 PM 4:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

M SIMMONS

SEP 19 2019

**CORPORATE  
ACCESS,  
INC.**

*When you need ACCESS to the world*

236 East 6th Avenue, Tallahassee, Florida 32303  
P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666. Fax (850) 222-1666

**WALK IN**

**PICK UP:** 09/19/2019

☐ **CERTIFIED COPY** \_\_\_\_\_  
☒ **PHOTOCOPY** \_\_\_\_\_  
☐ **CUS** \_\_\_\_\_  
☒ **FILING** LLC \_\_\_\_\_

1. **HUELSTER PROPERTIES LLC**

(CORPORATE NAME AND DOCUMENT #)

2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

4. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

5. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL  
INSTRUCTIONS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **ARTICLES OF ORGANIZATION**

### **OF**

## **HUELSTER PROPERTIES, LLC**

The undersigned person, acting as the attorney and authorized representative of **HUELSTER PROPERTIES, LLC** (the "Company") under the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, adopts the following Articles of Organization.

### **ARTICLE I.**

The name of this limited liability company is **HUELSTER PROPERTIES, LLC**.

### **ARTICLE II.**

The mailing and street address of the principal office of the Company is 12814 Birmingham St., Tampa, FL 33625, but it shall have the power and authority to establish branch offices at other locations, as the Member may designate.

### **ARTICLE III.**

The street address of the initial registered office of the Company is 3637 4<sup>th</sup> St. No., Suite 200, St. Petersburg, FL 33704, and the name of the Company's initial Registered Agent at that address is The Hayes Law Group, P.A.

### **ARTICLE IV.**

The management of the limited liability company shall be vested in the Operating Manager who shall be elected annually by the Member(s) in a manner prescribed by and provided for in the Operating Agreement of the limited liability company. The Operating Manager shall also elect or appoint persons to hold the offices and to have the responsibilities accorded to them by the Operating Manager and as set out in the Operating Agreement of the limited liability company. The name and address of the initial Operating Manager is Laurie Bociek at 12314 Birmingham St., Tampa, FL 33625.

### **ARTICLE V.**

The existence of the Company will commence on filing and shall exist in a manner provided by law, or as provided in the Operating Agreement adopted by the Member.

### **ARTICLE VI.**

This limited liability company is created for any lawful purpose (except that special statutes for the regulation and control of specific types of businesses shall control when in conflict herewith) within the State of Florida and the United States of America for the benefit of its Member and such other related business as may be agreed on by its Member.

## **ARTICLE VII.**

The initial Member of the limited liability company shall have the right to admit additional Members upon the following terms and conditions:

1. Said Members must wish to associate themselves with the limited liability company for the business purposes stated: and
2. Said Members must pay an initial capital contribution in an amount to be established by the existing Members.
3. The death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member of this limited liability company, or the occurrence of any other event which terminates the continued membership of a Member in the limited liability company shall not result in the dissolution of this limited liability company. Rather, the remaining Members of the limited liability shall have the right to continue the business of the limited liability company notwithstanding the foregoing events.
4. No person or entity can become a Member of the limited liability company without the consent of all the Members. If an existing Member transfers his or her interest in the limited liability company without the unanimous consent of all Members, the transfer is *void ad initio*.

## **ARTICLE VIII**

The sole Member of the Company is Laurie Bociek at 12314 Birmingham St., Tampa, FL 33625.

## **ARTICLE IX.**

The power to adopt, alter, amend or repeal the Operating Agreement of this limited liability company shall be vested in the Operating Manager of the Company. Regulations adopted by the Operating Manager may be repealed or altered and new regulations may be adopted by a majority vote of the Member(s). The Member(s) may prescribe in any regulations made by them that such regulations may not be altered, amended or repealed by the Operating Manager. The regulations may contain any provisions for the regulation and management of the affairs of this limited liability company not inconsistent with the law or these Articles of Organization.

## **ARTICLE X.**

A Member may withdraw from the limited liability company upon not less than a thirty (30) day prior written notice to each non-withdrawing Member at his/her/its address as set forth in the records of the limited liability company that are required to be kept pursuant to Florida law.

## **ARTICLE XI.**

1. The limited liability company shall indemnify any individual or entity made a party to a proceeding because he, she or it was an Operating Manager or a Member of the limited liability company against liability incurred in the proceedings if: (a) he, she or it conducted himself, herself or itself in good faith; (b) he, she or it reasonably believed that his, her or its conduct was in or at least

opposed to the limited liability company's best interest; and (c) in the event of any criminal proceeding, he, she or it had no reasonable cause to believe that his, her or its conduct was unlawful.

2. The limited liability company shall pay for or reimburse the reasonable expenses incurred by any of its Operating Manager[s] or Member(s) who is or are a party to a proceeding in advance of the final disposition of the proceeding if: (a) the individual or entity furnishes the limited liability company a written affirmation of his, her or its good faith belief that it has met the standard of good conduct described herein; (b) the individual or entity furnishes the limited liability company written undertaking executed personally or on his, her or its behalf to repay the advance if it is ultimately determined that he, she or it did not meet the standard of conduct; and (c) a determination is made that the facts then known to those making the determination would not preclude indemnification under the law. The undertaking required by this Paragraph shall be an unlimited general obligation but need not be secured and may be accepted without reference to financial ability to make repayment. The indemnification in advance of expenses authorized herein shall not be exclusive to any other rights to which any Operating Manager or Member may be entitled under any by-law, agreement, vote of Members or otherwise. The Articles of Organization shall not be interpreted to limit in any manner the indemnification or right to advancement for expenses to an individual or entity who would otherwise be entitled thereto. These Articles of Organization shall be interpreted as mandating indemnification and advancement of expenses to the extent permitted by law. In addition to the foregoing, the limited liability company shall indemnify and save the organizers harmless in all acts taken by them as organizers of the limited liability company and shall pay all costs and expenses incurred by or imposed upon them as a result of the same, including compensation based upon the usual charges for expenditures required of them in pursuit of the defense against any liability arising on account of acting as organizers or on account of enforcing the indemnification rights hereunder and the limited liability company releases them from all liability for any such act as organizers not involving willful or grossly negligent misconduct.

**IN WITNESS WHEREOF**, for the purpose of forming a limited liability company under the law of the State of Florida, the undersigned executed these Articles of Organization on this 19<sup>th</sup> day of September, 2019.

A handwritten signature in black ink, appearing to read "Lance Andrews", is written over a horizontal line.

Lance Andrews, Esq. as attorney and  
authorized representative

### **ACCEPTANCE**

Pursuant to Chapter 605, Florida Statutes, the following is submitted:

That **HUELSTER PROPERTIES, LLC**, desiring to organize as a limited liability company under the laws of the State of Florida with its initial registered office, as indicated in its Articles of Organization, 13205 Gulf Blvd., Ste C #42, Madeira Beach, FL 33708 has named **The Hayes Law Group, P.A.** as its agent to accept service of process within the State of Florida.

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.

DATED this 19<sup>th</sup> day of September, 2019.

The Hayes Law Group, P.A.

By: 

Lance Andrews, Esq.