

8/19/2019

Michael Pavlou 787 631992

09/19/2019 09:23:23 PM

UK 090229 LAR

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H19000281390 3)))



H190002813903ABCO

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : MARIN, ELJAIEK, LOPEZ & MARTINEZ, PL
Account Number : I20030000013
Phone : (305)444-5969
Fax Number : (786)363-1992

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: INFO @ MELLAWYERS.COM

FLORIDA LIMITED LIABILITY CO.

38 VILLAS, LLC

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

2019 SEP 19 AM 11:10
SECRETARY OF STATE
TALLAHASSEE, FL

FILED

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

H19000281390 3

**ARTICLES OF ORGANIZATION
OF**

38 Villas, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be 38 Villas, LLC (the "Company").

ARTICLE II -- ADDRESS

- (a) The principal address of the Company shall be c/o Mellaw Registered Agents, LLC, 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.
- (b) The mailing address of the Company shall be c/o Mellaw Registered Agents, LLC, 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.

ARTICLE III -- DURATION

The Company shall commence its existence as of the date of filing by the Florida Department of State, Division of Corporations. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is Mellaw Registered Agents, LLC, 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.

FILED
2019 SEP 19 AM 11:10
SECRETARY OF STATE
TALLAHASSEE, FL

38 Villas, LLC

ARTICLE V – CAPITAL CONTRIBUTIONS

The Members of the Company shall contribute to the capital of the Company the cash or property set forth in and described in the Limited Liability Company Operating Agreement and/or Regulations, if any, or otherwise in the minutes of the Company on file at the principal office of the Company.

ARTICLE VI – ADDITIONAL CAPITAL CONTRIBUTIONS

Each Member shall make additional capital contributions to the Company only on the consent of the Members as set forth in the Operating Agreement or otherwise upon the prior authorization of a majority of the Members.

ARTICLE VII – ADMISSION OF NEW MEMBERS

No additional Members shall be admitted to the Company unless done so pursuant to the terms of the Operating Agreement or otherwise upon the prior authorization of a majority of the Members. A Member may only transfer his or her interest in the Company as set forth in the Operating Agreement of the Company or otherwise with the prior written consent of a majority of the Members.

ARTICLE VIII – MANAGEMENT

The Company shall be managed by a **manager or managers** in accordance with the Articles of Organization, the Operating Agreement, the Regulations (if any) adopted by the Members for the management of the business and the ordinary and customary affairs of the Company. The Operating Agreement and/or Regulations, if any, or otherwise the minutes of the Company, shall determine the manner in which such Manager(s) are elected and appointed, and may contain any provisions for the regulation and management of the affairs of the Company that are not inconsistent with the law or these Articles of Organization. The name and address of the initial **Managers** of the Company are:

Pantera 38, LLC

2601 South Bayshore Drive, 18th Floor
Coconut Grove, FL 33133

Nortis Holdings, LLC

2601 South Bayshore Drive, 18th Floor
Coconut Grove, FL 33133

Page 3 of Articles of Organization of

H19000281390 3

38 Villas, LLC

2020 Capital, LLC

2601 South Bayshore Drive, 18th Floor
Coconut Grove, FL 33133


ARTICLE IX -- TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of a Member or Manager, or on the occurrence of any other event that terminates the continued membership of a Member in the Company, unless the business of the Company is continued by the consent of all of the remaining Members.

ARTICLE X -- INDEMNIFICATION

The Company shall indemnify each Member, Manager and organizer of the Company against any and all liability and expenses incurred by person or entity in connection with or arising out of any action, suit or proceeding in which he may be involved, by reason of such person or entity being or having been a Member, Manager and/or organizer of the Company to the full extent permitted by the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Miami, Florida, on this 19th day of September 2019.


Rusney Castillo, Manager
By: Santiago Eljalek III, Esq., as Authorized Signatory

ACKNOWLEDGMENT OF APPOINTMENT BY REGISTERED AGENT

Having been named the registered agent for the above Company at the place designated in the foregoing Articles of Organization, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Mellaw Registered Agents, LLC
a Florida limited liability company


Santiago Eljalek III, Esq., Manager