

11/11/2019

**L19000270684**

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.

(((H19000331814 3)))



H190003318143ABC/

**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 : WATSON SLOANE JOHNSON PLLC.  
Account Number : I20150000117  
Phone : (407)622-6751  
Fax Number : (866)440-1211

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

Email Address: \_\_\_\_\_

**FLORIDA LIMITED LIABILITY CO.****19 N Primrose Dr, LLC**

|                       |          |
|-----------------------|----------|
| Certificate of Status | 0        |
| Certified Copy        | 0        |
| Page Count            | 03       |
| Estimated Charge      | \$125.00 |

Electronic Filing Menu

Corporate Filing Menu

Help

---

**ARTICLES OF ORGANIZATION****OF****19 N PRIMROSE DR, LLC****a Florida limited liability company**

---

**ARTICLE I****NAME; APPLICABLE LAW**

The name of the limited liability company formed pursuant to the filing of these Articles of Organization (the "*Articles*") is "**19 N PRIMROSE DR, LLC**" (the "*Company*"). The Company is created pursuant to and in accordance with the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (as amended from time to time, the "*LLC Act*"). The Company and its internal affairs shall be governed by the LLC Act and the laws of the State of Florida.

**ARTICLE II****MAILING AND STREET ADDRESS**

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

19 N Primrose Dr  
Orlando, Florida 32803

**ARTICLE III****REGISTERED AGENT**

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

Alissa Maraj  
19 N Primrose Dr  
Orlando, Florida 32803

**ARTICLE IV****MANAGEMENT**

The Company shall be a manager-managed limited liability company within the meaning of the LLC Act and shall be governed by a written operating agreement entered into between and among its members (as amended from time to time, the "*Operating Agreement*"). The Operating Agreement may not be amended except as expressly provided in the Operating Agreement. The number of managers ("*Managers*") shall be determined as provided in the Operating Agreement and the Managers shall have the powers, duties and authority set forth in the LLC Act, subject to any express limitations contained in the Operating Agreement. The Managers shall be elected, removed and replaced from time to time solely in accordance with the Operating Agreement. The names and addresses of the Managers of the Company are as follows:

Alissa Maraj  
19 N Primrose Dr  
Orlando, Florida 32803

2019 NOV 12 PM 2:30

FILED

Andy Maraj  
19 N Primrose Dr  
Orlando, Florida 32803

**ARTICLE V**  
**EFFECTIVE DATE**

The effective date of these Articles shall be the date on which they are accepted for filing by the Florida Department of State.

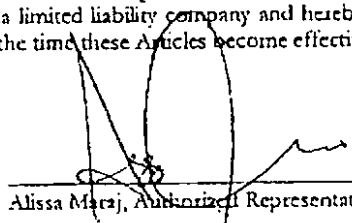
**ARTICLE VI**  
**RESTRICTIONS ON TRANSFER;**  
**ADMISSION OF ADDITIONAL OR SUBSTITUTE MEMBERS**

Among other things, the Operating Agreement restricts the sale, transfer, pledge, hypothecation, exchange, assignment or other disposition by any means, including but not limited to those which are voluntary, involuntary, by operation of law, by the laws of descent and distribution, or otherwise (each, a "Transfer"), of the membership interests in the Company. Any such Transfer shall be void *ab initio* unless made in strict compliance with the terms and conditions of the Operating Agreement. In addition, no person or entity shall be admitted as a member of the Company, be issued a membership interest in the Company, or have the right to become a member of the Company, whether in substitution for another member or as an additional member, except in accordance with the Operating Agreement.

**ARTICLE VII**  
**AMENDMENTS**

These Articles may not be amended except as provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned Authorized Representative has submitted these Articles for the purpose of forming the Company as a Florida limited liability company and hereby affirms that the Company has or will have at least one member as of the time these Articles become effective under the LLC Act.

  
Alissa Maraj, Authorized Representative

2019 NOV 12 PM 2:30

FILED

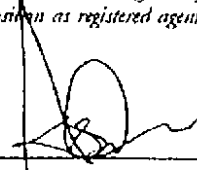
---

ACCEPTANCE OF DESIGNATION  
OF  
REGISTERED AGENT

---

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned submits the following statement of acceptance of designation as registered agent for the Company:

*Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in these Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605 of the Florida Statutes.*

  
\_\_\_\_\_  
Alissa Maraj

2019 NOV 12 PM 2:30

FILED