

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

# L20000003694

**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.

((H20000005392 3)))



H200000053923ABC

**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 : AMELIA LAW GROUP, PLLC  
Account Number : I20140000037  
Phone : (904)310-9501  
Fax Number : (904)310-9538

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

Email Address: LChism@amelialawgroup.com

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2020 JAN -6 AM 10:34

FILED

FLORIDA LIMITED LIABILITY CO.  
KIWI LANDLORD, LLC

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

Electronic Filing Menu

Corporate Filing Menu

Help

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2020 JAN -6

RECEIVED

T.  
J/

**ARTICLES OF ORGANIZATION  
OF  
KIWI LANDLORD, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Revised Florida Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended (the "Act").

**ARTICLE I - NAME**

The name of this limited liability company (the "Company") is **Kiwi Landlord, LLC**.

**ARTICLE II - ADDRESS**

The address of the principal office is 23 South 10<sup>th</sup> Street, Fernandina Beach, Florida 32034, and the mailing address of this Company is 23 South 10<sup>th</sup> Street, Fernandina Beach, Florida 32034.

**ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this Company is 23 South 10<sup>th</sup> Street, Fernandina Beach, Florida 32034, and the name of its initial registered agent at such address is Rachel A. McElwee.

**ARTICLE IV - MANAGEMENT OF THE COMPANY**

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the initial person authorized to manage and control the Company is as follows:

Rachel A. McElwee  
23 South 10<sup>th</sup> Street  
Fernandina Beach, Florida 32034

**ARTICLE V - EFFECTIVE DATE**

The existence of this limited liability company shall commence on January 5<sup>th</sup>, 2020.

**ARTICLE VI - LIMITED LIABILITY**

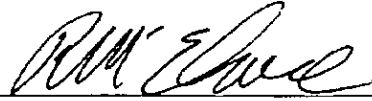
Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

((H20000005392 3)))  
**FILED**  
2020 JAN -6 AM 10:34  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(((H20000005392 3)))

(((H20000005392 3)))

IN WITNESS WHEREOF, the undersigned, being an authorized representative of a Member of the Company, has executed these Articles of Organization this 5<sup>th</sup> day of January, 2020. In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



---

Rachel A. McElwee  
Authorized Representative

(((H20000005392 3)))

(((H20000005392 3)))

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

Pursuant to the provisions of Section 605, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, 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:

**Kiwi Landlord, LLC**

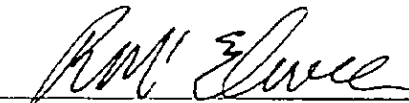
2. The name and address of the registered agent and office are:

**Rachel A. McElwee  
23 South 10<sup>th</sup> Street  
Fernandina Beach, Florida 32034**

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.

Dated: January 5<sup>th</sup>, 2020

Signature of Registered Agent



Rachel A. McElwee

2020 JAN -6 AM 10:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

(((H20000005392 3)))