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To:

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**FLORIDA LIMITED LIABILITY CO.  
FL CAPITAL HOLDINGS VENUE AT VIERA, L.L.C.**

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**ARTICLES OF ORGANIZATION  
OF  
FL CAPITAL HOLDINGS VENUE AT VIERA, L.L.C.**

The undersigned, acting as the organizer of FL CAPITAL HOLDINGS VENUE AT VIERA, L.L.C., under the Florida Revised Limited Liability Company Act, Ch. 605, Fla. Stat., adopts the following Articles of Organization:

**ARTICLE I – NAME**

The name of the limited liability company shall be FL CAPITAL HOLDINGS VENUE AT VIERA, L.L.C. (the "Company").

**ARTICLE II – ADDRESS**

The street address and mailing address of the principal office of the Company is 200 E. Canton Avenue, Suite 102, Winter Park, FL 32789.

**ARTICLE III – DURATION**

The duration of the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV – MANAGEMENT**

The Company is to be managed by Managers, except as provided in the Operating Agreement, and the name and address of the Member are:

<u>Name</u>	<u>Address</u>
Tricia Doody	200 E. Canton Avenue, Suite 102 Winter Park, FL 32789
Paul Missigman	200 E. Canton Avenue, Suite 102 Winter Park, FL 32789

**ARTICLE V – ADMISSION OF ADDITIONAL MEMBERS**

The Company shall admit new Members only upon the unanimous written consent of all the then existing Members of the Company.

**ARTICLE VI – ADOPTION OF OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement for the Company, which may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Ch. 605, Fla. Stat.

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## ARTICLE VII – INITIAL REGISTERED AGENT AND OFFICE

The initial registered agent for the Company shall be Clark & Albaugh, LLP, a Florida limited liability partnership, and the street address of the Company's initial registered agent office is 700 W. Morse Blvd., Suite 101, Winter Park, FL 32789.

## ARTICLE VIII – AMENDMENTS

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

## ARTICLE IX – INDEMNIFICATION

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors, or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other rights which any person may have or hereafter acquire under any statute, provision of the Articles of Organization, or Operating Agreement of the Company, agreement, vote of Members, or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

## ARTICLE X – CONTINUATION OF BUSINESS

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned Manager has executed these Articles of Organization as of this 3rd day of April, 2020.

MANAGER:

By: 

Paul M. Missigman

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT AND REGISTERED AGENT OFFICE**

PURUSANT TO THE PROVISIONS OF SECTION 605.0201(2)(c), FLA. STAT., 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 FL CAPITAL HOLDINGS VENUE AT VIERA, L.L.C.
2. The name and address of the registered agent and office is:

Clark & Albaugh, LLP  
700 W. Morse Blvd., Suite 101  
Winter Park, FL 32789

Having been designated as the Registered Agent for FL CAPITAL HOLDINGS VENUE AT VIERA, L.L.C., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Ch. 605, Fla. Stat.

CLARK & ALBAUGH, LLP, a Florida limited liability partnership

By: \_\_\_\_\_

Scott D. Clark, Partner

Date: April 3<sup>rd</sup>, 2020

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