

120900355894**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.

((H20000398795 3)))

H200003987953ABCA

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 : LAZARUS CORPORATE FILING SERVICE, INC.
Account Number : I20000000019
Phone : (305)552-5973
Fax Number : (305)675-5944

****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.
VISTA LAGO TOWNHOMES, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

2020 NOV 19 AM 1:05

2020 NOV 18 PM 2:24

ARTICLES OF ORGANIZATION
OF
VISTA LAGO TOWNHOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

The undersigned subscribes to these Articles of Organization hereby for a Limited Liability Company under the Laws of the State of Florida.

ARTICLE ONE
NAME

The name of this limited liability company is:

Vista Lago Townhomes, LLC a Florida Limited Liability Company

ARTICLE TWO
NATURE OF BUSINESS

This limited liability company may engage in any activity permitted under the laws of the United States of America and the laws of the State of Florida.

ARTICLE THREE
DURATION

The limited liability company is to exist perpetually and it shall commence its existence as of the date of execution of these Articles of Organization, provided such date is within five days from the date of filing, otherwise, on the date of filing.

ARTICLE FOUR
POWERS

This limited liability company shall have all powers necessary or convenient to effect its purposes as enumerated in the Florida Revised Limited Liability Company Act, including but not limited to:

- a. Sue, be sued, and defend in its name.
- b. Purchase, receive, lease, or otherwise acquire, own, hold, improve, use, and otherwise deal with real or personal property or any legal or equitable interest in property, wherever located.
- c. Sell, convey, mortgage, grant a security interest in, lease, exchange, and otherwise encumber or dispose of all or a part of its property, either real or personal.
- d. Purchase, receive, subscribe for, or otherwise acquire, own, hold, vote, use, sell, mortgage, lend, grant a security interest in, or otherwise dispose of and deal in and with, shares or other interests in or obligations of another entity.
- e. Make contracts or guarantees or incur liabilities; borrow money, issue notes, bonds, or other obligations, which may be convertible into or include the option to purchase other securities of the limited liability company; or make contracts of guaranty and surety ship which are necessary or

PREPARED BY: Mario A. Lamar, Esq.,
3971 SW 8th Street, Suite 305
Miami, Florida 33134

convenient to the conduct, promotion, or attainment of the purposes, activities, and affairs of the limited liability company.

- f. Lend money, invest or reinvest its funds, and receive and hold real or personal property as security for repayment.
- g. Conduct its business, maintain bank accounts, locate offices, and exercise the powers granted by §605 Florida Statutes within or without this state.
- h. Select managers and appoint officers, directors, employees, and agents of the limited liability company, define their duties, fix their compensation, and lend them money and credit.
- i. Be a promoter, incorporator, shareholder, partner, member, associate, or manager of a corporation, partnership, joint venture, trust, or other entity.
- j. Make payments or donations or conduct any other act not inconsistent with applicable law which furthers the business of the limited liability company.
- k. Grant, hold, or exercise a power of attorney, including an irrevocable power of attorney.

ARTICLE FIVE MEMBER'S INTEREST & TRANSFER

A member's interest shall be evidenced by a certificate of membership interest issued by the company. No transferee of an interest in the company may become a member hereof unless all the members, other than the member assigning the interest consent to said assignment.

ARTICLE SIX PRINCIPAL OFFICE AND REGISTERED AGENT

The principal office and mailing address of this limited liability company shall be 3971 SW 8 Street Suite 305 Miami, FL 33134 and the name and address of the initial registered agent is Corporate Registered Agents, Inc. 3971 SW 8 Street Suite 305 Miami, FL 33134.

ARTICLE SEVEN ACCEPTANCE OF REGISTERED AGENT

The undersigned, Corporate Registered Agents, Inc., having been named as registered agent for this limited liability company, at the place designated in these articles of organization, hereby agrees to act in the capacity of registered agent, agrees to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and certifies that it is familiar with the obligations of a registered agent.


Corporate Registered Agents, Inc., Registered Agent

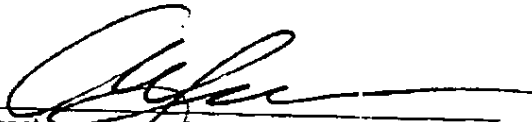
ARTICLE EIGHT MANAGEMENT

The business and affairs of the Company shall be managed by one or more Managers. The Manager(s) shall direct, manage and control the business of the Company including the power to sell or otherwise dispose of any or all of the Property of the Company. Except for situations in which the approval of the Members is expressly required by non-waivable provisions of applicable law, the Manager(s) shall have full and complete

authority, power and discretion to manage and control the business affairs and properties of the Company, to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business. At any time when there is more than one Manager, the unanimous vote of all Managers shall constitute the act of the Managers.

The name and address of the initial manager(s) is:

Alejandro Rodriguez 7740 SW 104 Street Suite 201 Miami, Florida 33156


Signature of a member or an authorized
representative of a member

2020 NOV 19 AM 1:05