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FLORIDA LIMITED LIABILITY CO.  
Residences on 4th, LLC

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**ARTICLES OF ORGANIZATION  
OF  
Residences on 4<sup>th</sup>, LLC**

The undersigned person, acting as the organizer of Residences on 4<sup>th</sup>, LLC under the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, adopts the following Articles of Organization:

ARTICLE I – NAME

The name of this limited liability company is: Residences on 4<sup>th</sup>, LLC.

ARTICLE II – COMMENCEMENT AND DURATION OF EXISTENCE

The existence of the company will commence on January 25, 2021 and the existence of the company shall be perpetual.

ARTICLE III – PURPOSE

The company may transact any or all lawful business for which a limited liability company may be organized under the Florida Limited Liability Company Act.

ARTICLE IV – INITIAL REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the company is 2014 4<sup>th</sup> street Sarasota, Fl. 34237 and the name of the company’s initial registered agent at that address is Steven T. Wittmer, Esq. 2014 4<sup>th</sup> street Sarasota, Fl. 34237.

ARTICLE V – PLACE OF BUSINESS

The mailing address and the street address of the principal office of the company is 2014 4<sup>th</sup> street Sarasota, Fl. 34237.

ARTICLE VI – ADMISSION OF ADDITIONAL MEMBERS

The right of the members to admit additional members and the terms and conditions of the admissions shall be restricted solely to those members approved by the written consent of all then-existing members and upon such terms and conditions as shall be set forth in its regulations.

ARTICLE VII – MANAGEMENT BY MEMBERS

The business of the company shall be managed by the members in proportion to their contributions to the capital of the company, as adjusted from time to time to properly reflect any additional contributions or withdrawals by the members, and the names and addresses of the initial managing members are:

- 1. Steven T. Wittmer  
2014 4<sup>th</sup> street  
Sarasota, Fl. 34237
- 2. Jason Picciano  
283 Venice Golf Club Dr.  
Venice, Fl. 34292
- 3. Kristien F Van Hecke  
6528 Lincoln Rd.  
Bradenton, Fl. 34203

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ARTICLE VIII – REGULATIONS

The power to adopt, alter, amend or repeal the regulations of the company is vested exclusively in the members of the company.

ARTICLE IX – ORGANIZER

The name and street address of the organizer executing these Articles of Organization is:

Steven T. Wittmer  
2014 4<sup>th</sup> Street  
Sarasota, FL 34237

ARTICLE X – MEMBERS RIGHTS TO CONTINUE BUSINESS

The company shall 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 the company; provided, however, that all remaining members may consent to the continuance of the company's business notwithstanding 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 the company.

ARTICLE XI – AMENDMENT OF ARTICLES OF ORGANIZATION

Any amendment to the Articles of Organization shall be approved by all the members and shall be as prescribed by the Secretary of State of the State of Florida.

DATED: February 5, 2021

In accordance with Chapter 605, Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



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Steven T Wittmer, as organizer

**RESIDENCES ON 4<sup>TH</sup>, LLC****ACCEPTANCE OF REGISTERED AGENT**

Pursuant to Section 605.0201, Florida Statutes, the following is submitted:

That Residences on 4<sup>th</sup>, LLC desiring to organize as a limited liability company under the law of the State of Florida with its initial registered office, as indicated in its Articles of Organization, at 2014 4<sup>th</sup> Street Sarasota, Fl. 34237 has named Steven T. Wittmer as its agent to accept service of process within the State of Florida.

Having been named to accept service of process for Residences on 4<sup>th</sup>, LLC at the place designated in this document, the undersigned agrees to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act, as amended, relative to keeping open the registered office. The undersigned is familiar with, and accepts the obligations of, Section 605.0113 Florida Statutes.

DATE: February 5, 2021



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Steven T. Wittmer, as Registered Agent