

3/9/2021

L21000099075

Division of Corporations

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.

(((H21000095805 3)))



H210000958053ABC/

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 : ROGERS, TOWERS, BAILEY, ET AL
Account Number : 076666002273
Phone : (904)398-3911
Fax Number : (904)396-0663

****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.
WINE KNOT 164, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

21 MAR -9 PM 6:13

FILED

FLORIDA DEPARTMENT OF
CORPORATIONS
COMMERCIAL
SERVICES

2021 MAR -9 PM 3:18

RECEIVED

Electronic Filing Menu

Corporate Filing Menu

Help

D O'KEEFE

MAR 10 2021

ARTICLES OF ORGANIZATION

OF

H21000095805

WINE KNOT 164, LLC

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Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

ARTICLE I - NAME

The name of this limited liability company (the "Company") is WINE KNOT 164, LLC.

ARTICLE II - ADDRESS

The initial address of the principal office and the mailing address of the Company is 1766 Beach Ave. Atlantic Beach, FL 32233.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is Rogers Towers, P.A. 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207, and the name of its initial registered agent at such address is Alexander K. Travis, Esq.

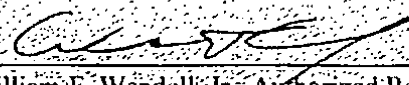
ARTICLE IV - MANAGEMENT OF THE COMPANY

The Company is to be managed by one or more managers and is, therefore, a manager-managed Florida limited liability company. The initial Manager of the Company is William F. Wendell, Jr.

ARTICLE V - 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.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of the Members of the Company, has executed these Articles of Organization this 9 day of March, 2021. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.


William F. Wendell, Jr., Authorized Representative

3436782_1

FILED
21 MAR -9 PM 6:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H21000095805

H21000095805

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

Pursuant to the provisions of Section 605.0113, 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:

Wine Knot 164, LLC

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

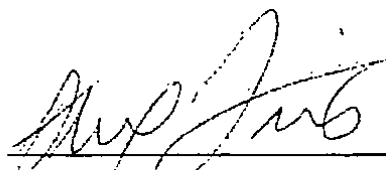
**Alexander K. Travis, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd.,
Ste. 1500
Jacksonville, FL 32207**

FILED
21 MAR -9 PM 6:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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: March 9, 2021

Signature of Registered Agent



Alexander K. Travis, Esq., Registered Agent