

8/20/2021

L21000378228

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.

((H21000314117 3)))



H210003141173ABCU

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 : FOLEY & LARDNER
Account Number : I1998000047
Phone : (407)423-7656
Fax Number : (407)648-1743

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

Email Address: JDaoud@foley.com

FLORIDA LIMITED LIABILITY CO.
245 Veranda Palms, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

Electronic Filing Menu

Corporate Filing Menu

Help

AUG 20 2021

H21000314117 3

**ARTICLES OF ORGANIZATION
OF
245 VERANDA PALMS, LLC**

1. Name. The name of this limited liability company is 245 VERANDA PALMS, LLC (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Duration. The Company's existence shall be perpetual.

3. Purpose. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida.

4. Principal Office Address and Mailing Address. The principal office address and mailing address of the Company is 4252 Green Key Road, New Port Richey, Florida 34652.

5. Registered Agent and Office. The name of the initial registered agent of the Company is IVETT RANKIN. The street address of the initial registered agent of the Company is 4252 Green Key Road, New Port Richey, Florida 34652.

6. Management of the Company. The Company shall be a manager-managed company, and the initial manager is ELIO J. DICIOCCIO, whose address is 4252 Green Key Road, New Port Richey, Florida 34652.

7. Operating Agreement. The members shall have the power to adopt, alter, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

The undersigned executed these Articles of Organization on the 18th day of August, 2021.

In accordance with Section 605.0203(1)(b), *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



IVETT RANKIN
Authorized Representative of Members

21 AUG 23 PM 12:43
1111

H21000314117 3

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position as provided for in the Act, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the undersigned's duties.

Dated: August 18, 2021



IVETT RANKIN

21 AUG 23 PM 12:43
TALAMON, ELLIOTT