

# L21000399853

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**FLORIDA LIMITED LIABILITY CO.**

Twelve 209 LLC

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**ARTICLES OF ORGANIZATION**  
*of*  
**TWELVE 209 LLC**  
*a Florida Limited Liability Company*

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

**ARTICLE ONE: NAME**

The name of the Company is Twelve 209 LLC.

**ARTICLE TWO: PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office of the Company shall be located at 603 27th Ave W, Bradenton 34205, and its mailing address shall be the same as its principal office address, until and unless such principal office location or mailing address is subsequently changed by the Company. The Company may also establish and maintain any other locations or mailing addresses as is determined by the Company to be appropriate.

**ARTICLE THREE: COMMENCEMENT AND DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

**ARTICLE FOUR: OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement by affirmative unanimous vote or consent of all the Members of the Company, which may thereafter be amended or repealed only in accordance with the terms thereof. The Operating Agreement must be in writing and shall be signed by all Members, establishing their consent thereto.

**ARTICLE FIVE: MEMBERSHIP**

The initial Members of the Company are those one or more persons or entities joining in execution of the Operating Agreement, each such Member having the percentage, proportion, or fractional part specified therein, referred to as a Membership Interest. The initial Members authorize the undersigned signatory of these Articles of Organization to submit the same for filing with the Florida Department of State, as their authorized representative.

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Additional Members shall be admitted to the Company only in accordance with the Operating Agreement. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

#### ARTICLE SIX: MANAGEMENT AND AGENCY

The Company shall be a manager-managed Company and it shall be managed by one or more Managers appointed by the Members in accordance with the Operating Agreement.

Until and unless changed by the Members in accordance with the Operating Agreement, the Company shall have one initial Manager and that Manager is Samuel J. Johnson, whose address is 603 27th Ave W, Bradenton 34205. The initial Manager may be removed and other or additional Managers appointed by the Members in accordance with the Operating Agreement; provided, however, that the Company shall always have at least one Manager.

The Manager may from time-to-time adopt resolutions of the Company appointing one or more agents who are granted authority to undertake various actions specified therein and to bind the Company with respect thereto, the same as the Manager or Managers could themselves undertake, including (but not limited to) delegation of the right to sell, convey, purchase, acquire, mortgage, encumber, and lease real property (including any interest in real property) and the right to sign and deliver, in the Company's name and behalf, deeds, mortgages, promissory notes, leases, contracts, assignments, and all other documents deemed appropriate by such agent to carry out such grant and delegation. Any such appointed agent shall be entitled to reimbursement of expenses reasonably incurred in behalf of the Company, shall be indemnified and held harmless by the Company for any claims, and shall not be liable for any acts or decisions made in good faith.

#### ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

#### ARTICLE EIGHT: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended only upon the affirmative unanimous vote or consent thereto of all the Members.

*In Witness Whereof*, these Articles of Organization are executed on 9 September 2021 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.

  
\_\_\_\_\_  
Marc H. Feldman

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## ACCEPTANCE OF APPOINTMENT

*as*

## REGISTERED AGENT

Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Twelve 209 LLC, a Florida limited liability company, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 9 September 2021.



Agency Agents, LLC,  
a Florida limited liability company,

by:

Marc H. Feldman, Manager

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