

9/24/21, 3:59 PM

Division of Corporations

L21000 421524

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.

(((H21000359612 3)))



H210003596123ABC\$

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 : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

****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.**Lemon City Villas LLC**

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

11:41:11
2021-09-24

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

2021 SEP 24 AM 10:04

FILED

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Lemon City Villas LLC

Article II. Address

The street address of the Company's initial principal office is:
Lemon City Villas LLC
2911 Grande Avenue, Suite 400D
Miami FL 33133

The mailing address of the Company's initial principal office is:
Lemon City Villas LLC
2911 Grande Avenue, Suite 400D
Miami FL 33133

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Joseph M. Jackson, C.P.A.
4627 Ponce De Leon Blvd.
Coral Gables FL 33146

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

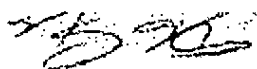
This will be a member-managed company. The name and address of each member is:

Matthew Kuscher
2911 Grande Avenue, Suite 400D
Miami FL 33133
Juan Morales
2911 Grande Avenue, Suite 400D
Miami FL 33133

Article VII. Company Existence

The Company's existence shall begin effective as of September 24, 2021.

The undersigned authorized representative of a member executed these Articles of Organization on 9/24/2021.



CORPORATE CREATIONS INTERNATIONAL

Taide Sanchez Vice President
Nicholas Nichols, Attorney-in-Fact

Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

STATEMENT OF REGISTERED AGENT

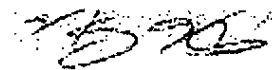
LIMITED LIABILITY COMPANY:

Lemon City Villas LLC

REGISTERED AGENT/OFFICE:

Joseph M. Jackson, C.P.A.
4627 Ponce De Leon Blvd.
Coral Gables FL 33146

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



JOSEPH M. JACKSON, C.P.A.
Nicholas Nichols, Attorney-in-Fact

Date: September 24, 2021.

Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107