

L 22000018047

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.**

(((H22000019115 3)))



H220000191153ABCV

**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 : NAJMY THOMPSON, P.L.  
Account Number : I20090000014  
Phone : (941)907-3999  
Fax Number : (941)840-5559

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

Email Address: Joe @ annamaria .com

FLORIDA LIMITED LIABILITY CO.  
JV KINGFISHER RD LLC

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

HC

FILED  
2022 JAN 14 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**Prepared by:**

Aaron M. Thomas, Esq.  
Fla. Bar No. 0116747  
Najmy Thompson, PL  
1401 8th Avenue West  
Bradenton, Florida 34205  
941-748-2216

Audit No. H22000019115 3

**ARTICLES OF ORGANIZATION**  
**OF**  
**JV KINGFISHER RD LLC**

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

**ARTICLE I. NAME**

The name of the limited liability company is: **JV KINGFISHER RD LLC**; and shall be referred to herein as "the Company" or "this Company."

**ARTICLE II. MAILING AND STREET ADDRESS**

The mailing address and the street address of the principal office for the Company is:

5101 W. Poe Avenue  
Tampa, FL 33629

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for the Company is:

Joseph Varner  
5101 W. Poe Avenue  
Tampa, Florida 33629

**ARTICLE IV. EFFECTIVE DATE AND TIME**

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

FILED  
2022 JAN 14 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Audit No. H22000019115 3

Audit No. H22000019115 3

ARTICLES OF ORGANIZATION OF JV KINGFISHER RD LLC

ARTICLE V. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Managers of the Company are:

Name:

Joe Varner

Address:

5101 W. Poe Avenue  
Tampa, Florida 33629

Kelley Varner

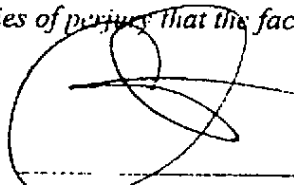
5101 W. Poe Avenue  
Tampa, Florida 33629

ARTICLE VI. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned, as an authorized representative of the Company and the Members, has signed these Articles of Organization on this 14<sup>th</sup> day of January, 2022.

*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.*



Aaron M. Thomas, as Authorized Representative

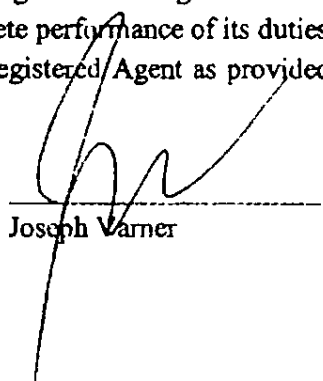
FILED  
2022 JAN 14 AM 9:59  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

Audit No. H22000019115 3

ARTICLES OF ORGANIZATION OF JV KINGFISHER RD LLC

**ACCEPTANCE BY REGISTERED AGENT**

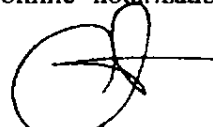
Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the undersigned hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

  
\_\_\_\_\_  
Joseph Varner

STATE OF FLORIDA  
COUNTY OF Hillsborough

On January 14, 2022, Joseph Varner, designated above as the individual who shall serve as this company's Registered Agent, ☒ who is personally known to me or ☐ who produced \_\_\_\_\_ as identification, personally appeared before me by means of ☒ physical presence or ☐ online notarization, and signed these Articles of Organization.



  
\_\_\_\_\_  
Notary Public, State of Florida

Aaron M. Thomas

2022 JAN 14 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

Audit No. H22000019115 3