

L2200097299

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.

((H22000090113 3)))



H220000901133ABCS

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.
Island Welcome Real Estate LLC

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

Electronic Filing Menu

Corporate Filing Menu

Help

FILED
2022 MAR -9 PM 2:29
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Island Welcome Real Estate LLC

Article II. Address

The street address of the Company's initial principal office is:
Island Welcome Real Estate LLC
10837 Garden Ridge Court
Davie FL 33328

The mailing address of the Company's initial principal office is:
Island Welcome Real Estate LLC
10837 Garden Ridge Court
Davie FL 33328

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Corporate Creations Network Inc.
801 US Highway 1
North Palm Beach FL 33408

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.

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

FILED
2022 MAR -9 PM 2:29
TALLAHASSEE, FLORIDA

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 manager-managed company. The name and address of each manager is:

Don Gerard Pingaro II
10837 Garden Ridge Court
Davie FL 33328

Article VII. Company Existence

The Company's existence shall begin effective as of March 9, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 3/9/2022.



COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL
Timothy Pratts Account Manager
by Jenisa S. Irizarry as Attorney-in-Fact

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

FILED
2022 MAR -9 PM 2:29
TALLAHASSEE, FLORIDA

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Island Welcome Real Estate LLC

REGISTERED AGENT/OFFICE:

Corporate Creations Network Inc.
801 US Highway 1
North Palm Beach FL 33408
UNITED STATES

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.


CORPORATE CREATIONS NETWORK INC.
Timothy Pratts, Account Manager
by Jenisa S. Irizarry as Attorney-in-Fact
Date: March 9, 2022.

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

FILED
2022 MAR -9 PM 2:29
CLERK OF DISTRICT COURT
FALLAHASSEE, FLORIDA