

Division of Corporations

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**FLORIDA LIMITED LIABILITY CO.  
TARPON AVENUE DUPLEX, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
TARPON AVENUE DUPLEX, LLC**

**ARTICLE I  
NAME**

The name of this limited liability company is Tarpon Avenue Duplex, LLC, a Florida limited liability company (the "Company").

**ARTICLE II  
DURATION**

The Company shall have perpetual existence, commencing upon the date of filing of these Articles with the Florida Department of State.

**ARTICLE III  
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 the State of Florida.

**ARTICLE IV  
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The street address of the Company's principal office is c/o Brennan Manna & Diamond, P.L., Attn. Donna M. Flammang, Esq., 8891 Brighton Lane, Suite 112, Bonita Springs, Florida 34135. The mailing address of the Company is P.O. Box 2387, Bonita Springs, Florida 34133.

**ARTICLE V  
REGISTERED AGENT AND OFFICE**

The name of the initial registered agent of the Company is Donna M. Flammang, Esq. The street address of the initial registered agent of the Company is Brennan Manna & Diamond, P.L., 8891 Brighton Lane, Suite 112, Bonita Springs, Florida 34135.

**ARTICLE VI  
ADDITIONAL MEMBERS**

Additional members to the Company may be admitted.

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**ARTICLE VII**  
**TERMINATION OF MEMBERSHIP**

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the Company shall be dissolved unless the remaining members, if any, by unanimous written agreement, consent to continue the business of the Company.

**ARTICLE VIII**  
**MANAGEMENT OF THE COMPANY**

The Company shall be managed by a manager or managers in accordance with the Operating Agreement adopted by all of the members. The name and address of the initial managers, who shall serve until the first annual meeting of the members or until their successors are elected and qualified, are J. Rex Sims, Brighton Lane, Suite 112, Bonita Springs, Florida 34135, and Peggy J. Sims, 8891 Brighton Lane, Suite 112, Bonita Springs, Florida 34135.

**ARTICLE IX**  
**REGULATIONS**

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

**ARTICLE X**  
**VOTING**

The Company is authorized to issue membership units with and without voting rights.

The undersigned executed these Articles of Organization effective as of the 7<sup>th</sup> day of September 2022.



Donna M. Flammang  
Authorized Representative

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### 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, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Donna M. Flammang

Dated: September 9, 2022

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