

12200461074

10-27-2022, 12:42 PM

Division of Corporations

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.

((H22000368495 3)))



H220003684953ABC6

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 : FOLEY & LARDNER  
Account Number : I19980000047  
Phone : (407)423-7656  
Fax Number : (407)648-1743

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

Email Address: \_\_\_\_\_

2022 OCT 27 PM 3:14

FLORIDA LIMITED LIABILITY CO.  
The Plat - St. Johns, LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

22 OCT 27 PM 12:35  
FILED  
FLORENCE, FL  
CLERK OF CIRCUIT COURT

Handwritten signature/initials

H22000368495 3

**ARTICLES OF ORGANIZATION  
FOR  
THE PLAT – ST. JOHNS, LLC  
a Florida Limited Liability Company**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

**ARTICLE I. NAME**

The name of the limited liability company is **THE PLAT – ST. JOHNS, LLC** (the “Company”).

**ARTICLE II. ADDRESS**

The mailing address and street address of the principal office of the Company is 876 Worth Rd., St. Johns, FL 32259.

**ARTICLE III. DURATION**

The period of duration for the Company shall be perpetual, unless terminated in accordance with the Company’s Operating Agreement.

**ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent of the Company are F & L Corp., One Independent Drive, Suite 1300, Jacksonville, Florida 32202-5017.

**ARTICLE V. MANAGEMENT**

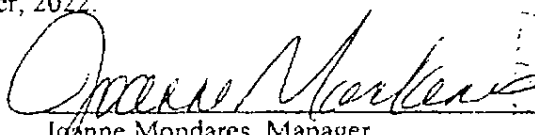
The name and address of the initial manager to manage and control the Company is:

Name: Joanne Mondares  
Title: Manager  
Address: 876 Worth Rd., St. Johns, FL 32259.

**ARTICLE VI. OPERATING AGREEMENT**

The power to adopt the Operating Agreement of the Company shall be vested in the members of the Company. The power to alter, amend, or repeal the Operating Agreement of the Company shall be exercised by the members of the Company according to the terms thereof.

Dated this 18 day of October, 2022.

  
Joanne Mondares, Manager

H22000368495 3

2022 OCT 27 PM 12:35

II22000368495 3

**ACCEPTANCE OF APPOINTMENT  
BY INITIAL REGISTERED AGENT**

THE UNDERSIGNED, having been named in Article IV of the foregoing Articles of Organization for **THE PLAT – ST. JOHNS, LLC** as initial registered agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that it is familiar with, and hereby accepts, the obligations set forth in Section 605.0113, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to it as registered agent of the limited liability company.

DATED, this 18<sup>th</sup> day of October, 2022.

REGISTERED AGENT:

F & L CORP.

By:   
Michael B. Kirwan, Authorized Agent

2022 OCT 27 PM 12:35  
F&L MICHIGAN, FLORIDA

H22000368495 3