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Division of Corporations

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

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**FLORIDA LIMITED LIABILITY CO.
100 FAIRWAY PARK BLVD UNIT 309, LLC**

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Articles of Organization
of
100 FAIRWAY PARK BLVD UNIT 309, LLC,

The undersigned, who intends to form and create a Limited Liability Company, as defined in Chapter 605 of the Florida Statutes, does hereby state and certify the following:

1. Name. The name of the Limited Liability Company shall be 100 FAIRWAY PARK BLVD UNIT 309, LLC.

2. Duration of Company. The company shall have perpetual duration.

3. Principal Office. The mailing address and street address of the principal office of the Limited Liability Company is 7612 Saw Timber Lane, Jacksonville, Florida 32256.

4. Registered Agent and Office. The name and street address of the Limited Liability Company's initial registered agent is Kathleen H. Cold, 10151 Deerwood Park Blvd., Bldg. 300, Suite 300, Jacksonville, Florida 32256.

5. Purpose of Company. The purpose for which the company is formed is to engage in any lawful acts or activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes.

6. Members. The Member(s) of the limited liability company may admit additional members on such terms and at such times as may be agreeable to the existing members and the additional members to be admitted and in accordance with the terms of the Operating Agreement.

7. Continuation of Business. The remaining members of the Limited Liability Company have the right to continue the business of the Limited Liability Company on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

8. Management. This limited liability company is to be managed by a manager or managers and the names and addresses of the initial managers who are to serve as managers until the first annual meeting of members or until their successor or successors are elected and are qualified:

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<u>Name</u>	<u>Address</u>
Benjamin Hippeli	7612 Saw Timber Lane Jacksonville, FL 32256
Christina Hippeli	7612 Saw Timber Lane Jacksonville, FL 32256

9. The date of the existence of the limited liability shall be the date of the filing of the Articles of Organization by the Department of State of the State of Florida.

10. The Articles of Organization of this limited liability company may be amended in any manner permitted by Chapter 605, Florida Statutes.

11. The power to adopt, alter, amend, or repeal the regulations of this limited liability company shall be vested in the manager or managers of the company. Regulations adopted by the manager or managers may be repealed or altered; new regulations may be adopted by the members; and the members may prescribe in any regulations made by them that such regulations may not be altered, amended or repealed by the manager or managers. The regulations may contain any provisions for the regulation and management of the affairs of the limited liability company not in consistent with law or the Articles of Organization.

12. No debt shall be contracted, nor liability incurred² by or on behalf of this limited liability company except by one² or more of its managers.

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SIGNED AND DATED this 28 day of December,
2022.



BENJAMIN HIPPELI
Manager



CHRISTINA HIPPELI
Manager

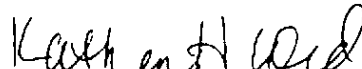
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ACCEPTANCE BY REGISTERED AGENT

I hereby am familiar with and accept the duties and responsibilities as registered agent for said limited liability company.


KATHLEEN E. COLD

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