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FLORIDA LIMITED LIABILITY CO.
VILLAS OF 75TH STREET, LLC

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ARTICLES OF ORGANIZATION
FOR
VILLAS OF 75TH STREET, LLC

The undersigned, as the authorized representative of the organizing Member of a Limited Liability Company to be formed under the Florida Limited Liability Company Act, as Amended (the "Act"), hereby forms a Florida Limited Liability Company (the "Company") pursuant to the Act, and hereby sets forth the following Articles of Organization (the "Articles"):

ARTICLE I

Name

The Name of the Company is Villas of 75th Street, LLC, a Florida limited liability company.

ARTICLE II

Commencement Date and Duration

The Company's existence shall commence upon filing these Articles with the Florida Department of State and shall continue perpetually unless dissolved in accordance with Section 605.0701 of the Florida Statutes.

ARTICLE III

Purpose

The Company is created to conduct any lawful business under the laws of the State of Florida.

ARTICLE IV

Principal Office

The mailing address and the street address of the principal office of the Company is 8023 Marina Isles Lane, Holmes Beach, Fl. 34217.

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ARTICLE V

Registered Agent and Office

The initial registered agent for the Company for service of process is Robert W. Hendrickson, III, and the address of the registered agent is 410 43rd Street West, Suite N, Bradenton, FL 34209.

ARTICLE VI

Management of Business

The Company shall be managed by its Members. The initial Member of the Company is Lori Schlossberg.

ARTICLE VII

Admission of Additional Members

Additional Members may be admitted only by the unanimous vote or consent of all current Members, upon terms and conditions established by the Members from time to time in their sole discretion.

ARTICLE VIII

Powers

The Company shall have all of the powers and authority set forth in Section 605.0109 of the Florida Statutes.

ARTICLE IX

Property

(a) Ownership. All funds paid to the Company as contributions to capital by the Members, and all property acquired by the Company by purchase or otherwise, shall be the property of the Company.

(b) Title. The title to all property of the Company shall be held in the name of the Company.

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ARTICLE X

Amendments

These Articles may be amended or restated at any time by the unanimous vote or consent of the Members, and such amendment or restatement shall be filed with the Florida Department of State in accordance with the provisions of Section 605.0202 of the Florida Statutes.

ARTICLE XI

Operating Agreement

An Operating Agreement may be prepared and adopted to govern the internal affairs of the Company containing such provisions as may be necessary, reasonable, or desirable, except that no provision of such Operating Agreement may conflict with the provisions of these Articles. The power to adopt, alter, amend, or repeal the Operating Agreement shall be set forth therein.

WHEREFORE, the undersigned has executed these Articles of Organization this 1st day of February, 2023.



Robert W. Hendrickson, III

ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Limited Liability Company pursuant to the provisions of Section 605.0113, Florida Statutes, at the place designated herein, hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties of registered agent, and acknowledges familiarity with, and accepts, the obligations of that position.



Robert W. Hendrickson, III

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