

L23000086571

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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PICK-UP

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WAIT

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MAIL

(Business Entity Name)

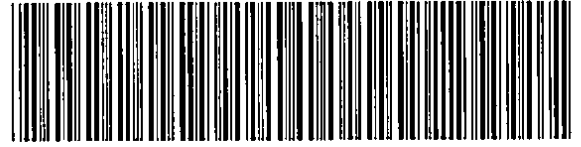
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S. CHATHAM

FEB 21 2023

SECRETARY OF STATE  
TALLAHASSEE, FL

2023 FEB 21 PM 2:36

FILED

**Sunshine State Corporate Compliance Company**

3458 Lakeshore Drive, Tallahassee, Florida 32312

(850) 656-4724

DATE 02/21/2023

**\*\*WALK IN\*\***

ENTITY NAME Beach of Roses Properties, LLC

DOCUMENT NUMBER \_\_\_\_\_

**\*\*PLEASE FILE THE ATTACHED AND RETURN\*\***

XXXXXX

*Plain Copy*

*Certified Copy*

*Certificate of Status*

**\*\*PLEASE OBTAIN THE FOLLOWING FOR THE ABOVE ENTITY\*\***

*Certified Copy of Arts & Amendments*

*Certificate of Good Standing*

**\*\*APOSTILLE' / NOTARIAL CERTIFICATION\*\***

COUNTRY OF DESTINATION \_\_\_\_\_

NUMBER OF CERTIFICATES REQUESTED \_\_\_\_\_

TOTAL OWED \$125.00

ACCOUNT #: I20160000072

*E. B. J. M.*

Please call Tina at the above number for any issues or concerns. Thank you so much!

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**ARTICLES OF ORGANIZATION**  
**OF**  
**BEACH OF ROSES PROPERTIES, LLC**

The undersigned organizer, who is the sole Manager of BEACH OF ROSES PROPERTIES, LLC, a Florida limited liability company (the "Company") under the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization (the "Articles").

**ARTICLE 1 - NAME**

The name of the Company is BEACH OF ROSES PROPERTIES, LLC, a Florida limited liability company.

**ARTICLE 2 - DURATION**

The period of duration of the Company shall be perpetual, unless terminated earlier pursuant to the Company's Operating Agreement (the "Agreement").

**ARTICLE 3 - TITLE TO COMPANY PROPERTY**

All property owned by the Company shall be owned by the Company as an entity; and, insofar as is permitted by the applicable law, no Member shall have any ownership interest in any Company property in its individual name or right, and each Member's interest in the Company shall be its personal property for all purposes.

**ARTICLE 4 - EFFECT OF BANKRUPTCY, DEATH OR INCOMPETENCY OF A**  
**MEMBER**

The bankruptcy, death, dissolution, liquidation, termination or adjudication of incompetency of a Member shall not cause the termination or dissolution of the Company and the business of the Company shall continue. Upon any such occurrence, the trustee, receiver, executor, administrator, committees, guardian or conservator of such Member shall have all the rights of such Member for the purpose of settling or managing its estate or property, subject to satisfying conditions precedent to the admission of such

assignee as a substitute Member. The transfer by such trustee, receiver, executor, administrator, committee, guardian or conservator of any Company interest shall be subject to all of the restrictions, hereunder to which such transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent Member.

#### **ARTICLE 5 - PRINCIPAL OFFICE**

The mailing address and the street address of the principal office of the Company is:

1701 Sunset Harbour Drive, C103  
Miami Beach, FL 33139

#### **ARTICLE 6 - INITIAL REGISTERED AGENT AND ADDRESS**

The name and street address of the initial registered agent of the Company for service of process are:

Alexandra L. Deas, Esq.  
2215 River Blvd.  
Jacksonville, FL 32204

#### **ARTICLE 7 - MANAGER**

The management of the Company shall be vested in the Manager as set forth in the Agreement. The name and address of the initial Manager who shall serve as the Manager until her successor is elected and qualified are set forth below.

##### **NAME:**

Patricia Costa

##### **ADDRESS:**

1701 Sunset Harbour Drive, C103  
Miami Beach, FL 33139

#### **ARTICLE 8 - RETURN OF CAPITAL**

No Member shall have the right to the return of its contribution to capital except as provided in the Agreement.

#### **ARTICLE 9 - AMENDMENT OF ARTICLES OF ORGANIZATION**

These Articles may be amended by a majority vote of the Members of the Company.

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**ARTICLE 10 - OPERATING AGREEMENT**

The Agreement of the Company shall be initially approved and adopted by a majority vote of the Members of the Company; and may be subsequently amended by a majority vote of the Members of the Company.

IN WITNESS WHEREOF, the undersigned organizer has executed the foregoing Articles of Organization as of the 21<sup>st</sup> day of February, 2023.

  
Patricia Costa, Organizer

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**ACCEPTANCE OF DESIGNATION**  
**AS REGISTERED AGENT**

The undersigned, having been named as Registered Agent and to accept service of process for BEACH OF ROSES PROPERTIES, LLC at the place designated in the Articles of Organization, hereby accepts the appointment as Registered Agent and agrees to act in this capacity. She further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties; and acknowledges that she is familiar with and accepts the obligations of her position as Registered Agent.



Alexandra L. Deas  
February 21, 2023

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