

3/30/23, 9:44 AM

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## Florida Department of State

## Division of Corporations

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## To:

Division of Corporations

Fax Number : (850)617-6381

## From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.

Account Number : 110432003053

Phone : (561)694-8107

Fax Number : (561)214-8442

**\*\*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.

## Polk Courthouse Shadows, LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

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 SECRETARY OF STATE  
 TALLAHASSEE, FL

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Polk Courthouse Shadows, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Polk Courthouse Shadows, LLC  
240 N. Broadway Ave.  
Bartow FL 33830

The mailing address of the Company's initial principal office is:  
Polk Courthouse Shadows, LLC  
240 N. Broadway Ave.  
Bartow FL 33830

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Famulari & Butto, PLLC  
2332 Galiano Street, 2nd Floor  
Coral Gables FL 33134

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar items to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.  
d/b/a Corporate Creations  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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### Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

### Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

John P. Musca  
240 N. Broadway Ave.  
Bartow FL 33830

### Article VII. Company Existence

The Company's existence shall begin effective as of March 30, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 3/30/2023.




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COMPUTERSHARE GOVERNANCE SERVICES INC.  
D/B/A CORPORATE CREATIONS

Timothy Pratts Account Manager  
Joseph Panholzer, Attorney-in-Fact  
Computershare Governance Services Inc.  
d/b/a Corporate Creations  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Polk Courthouse Shadows, LLC

### REGISTERED AGENT/OFFICE:

Famulari & Butto, PLLC

2332 Galiano Street, 2nd Floor

Coral Gables FL 33134

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



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FAMULARI & BUTTO, PLLC  
Joseph Panholzer, Attorney-in-Fact

Date: March 30, 2023.

Computershare Governance Services Inc.  
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