

4/19/23, 12:43 PM

Division of Corporations

123000195841

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.

(((H23000146202 3)))



H230001462023ABCU

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 : ELJAIEK, RUIZ, RODRIGUIZ, ALVEREZ, PLLC
Account Number : I28030000013
Phone : (305)444-5969
Fax Number : (786)532-9173

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

Email Address: mmeerrallaw.com

FLORIDA LIMITED LIABILITY CO.**Bluekon at Via Veneto, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

RECEIVED

2023 APR 19 PM 3:54

CORPORATIONS
COMMERCIAL
DEVICES

Electronic Filing Menu

Corporate Filing Menu

Help

SECRETARY OF STATE
TALLAHASSEE, FL

2023 APR 19 PM 2:32

FILED

H23000146202 3

**ARTICLES OF ORGANIZATION
OF**

Bluekon at Via Veneto, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 805, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be Bluekon at Via Veneto, LLC (the "Company").

ARTICLE II -- ADDRESS

- (a) The principal address of the Company shall be 3240 Airfield Drive East, Lakeland, FL 33811.
- (b) The mailing address of the Company shall be 3240 Airfield Drive East, Lakeland, FL 33811.

ARTICLE III -- DURATION

The Company shall commence its existence as of the date of filing by the Florida Department of State, Division of Corporations. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is **ERRA Registered Agents, LLC**, 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.

ARTICLE V -- CAPITAL CONTRIBUTIONS

The Members of the Company shall contribute to the capital of the Company the cash or property set forth in and described in the Limited Liability Company Operating Agreement and/or Regulations, if any, or otherwise in the minutes of the Company to file at the principal office of the Company.

SECRETARY OF STATE
FLORIDA
2023 APR 19 PM 2:33
FILED

Page 2 of Articles of Organization of

H23000146202 3

Bluekon at Via Veneto, LLC

ARTICLE VI – ADDITIONAL CAPITAL CONTRIBUTIONS

Each Member shall make additional capital contributions to the Company only on the consent of the Members as set forth in the Operating Agreement or otherwise upon the prior authorization of a majority of the Members.

ARTICLE VII – ADMISSION OF NEW MEMBERS

No additional Members shall be admitted to the Company unless done so pursuant to the terms of the Operating Agreement or otherwise upon the prior authorization of a majority of the Members. A Member may only transfer his or her interest in the Company as set forth in the Operating Agreement of the Company or otherwise with the prior written consent of a majority of the Members.

ARTICLE VIII -- MANAGEMENT

The Company shall be managed by a manager or managers in accordance with the Articles of Organization, the Operating Agreement, the Regulations (if any) adopted by the Members for the management of the business and the ordinary and customary affairs of the Company. The Operating Agreement and/or Regulations, if any, or otherwise the minutes of the Company, shall determine the manner in which such Manager(s) are elected and appointed, and may contain any provisions for the regulation and management of the affairs of the Company that are not inconsistent with the law or these Articles of Organization. The name and address of the initial Manager of the Company is:

Randy X. Ferreira

3240 Airfield Drive East,
Lakeland, FL 33811

ARTICLE IX – TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of a Member or Manager, or on the occurrence of any other event that terminates continued membership of a Member in the Company, unless the business of the Company is continued by the consent of all of the remaining Members.

SECRETARY OF STATE
TALLAHASSEE, FL
APR 19 PM 2:32

FILED

Page 3 of Articles of Organization of

H23000146202 3

Bluekon at Via Veneto, LLC

ARTICLE X – INDEMNIFICATION

The Company shall indemnify each Member, Manager and organizer of the Company against any and all liability and expenses incurred by person or entity in connection with or arising out of any action, suit or proceeding in which he may be involved, by reason of such person or entity being or having been a Member, Manager and/or organizer of the Company to the full extent permitted by the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Miami, Florida, on this 19th day of April 2023.



Randy X Fereira, Manager
By: Alyssa Ruiz, Esq. Authorized Signatory

ACKNOWLEDGMENT OF APPOINTMENT BY REGISTERED AGENT

Having been named the registered agent for the above Company at the place designated in the foregoing Articles of Organization, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

ERRA Registered Agents, LLC
a Florida limited liability company



Alyssa Ruiz, Esq., Manager