

5/15/23, 4:40 PM

Division of Corporations

L23000241683  
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.

(((H23000180480 3)))



H230001804803ABC-

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 : MAYNARD COOPER & GALE, P.C.  
Account Number : I20220000140  
Phone : (407)647-2777  
Fax Number : (407)647-2157

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

Email Address: ahitchner@maynardnexsen.com

FILED  
2023 MAY 16 AM 12:49  
CLERK OF STATE  
TALLAHASSEE, FL

FLORIDA LIMITED LIABILITY CO.  
157 E. Lake Brantley, LLC

RECEIVED  
2023 MAY 16 AM 8:02  
CORPORATIONS  
COMMERCIAL  
SERVICES

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

(H23000180480 3)

**Articles of Organization**  
of  
**157 E. Lake Brantley, LLC**

The undersigned, pursuant to the provisions of Florida Statutes Chapter 605, the Florida Revised Limited Liability Company Act (the "LLC Act"), for the purpose of forming a limited liability company under the laws of Florida, provides the following:

**1. Name**

The name of the limited liability company is 157 E. Lake Brantley, LLC (the "Company").

**2. Period of Duration**

The duration of the company is perpetual, unless terminated earlier under the Act or the Company's operating agreement.

**3. Principal Place of Business Address**

2471 Jennifer Hope Blvd  
Longwood, FL 32779

This address may be changed from time to time as provided in the Company's operating agreement.

**4. Mailing Address**

2471 Jennifer Hope Blvd  
Longwood, FL 32779

This address may be changed from time to time as provided in the Company's operating agreement.

**5. Registered Agent**

The Company's registered agent in Florida is:

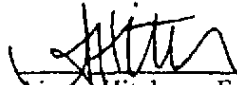
Aimee Hitchner, Esq.  
Maynard Nexsen P.C.  
200 E. New England Avenue, Suite 300  
Winter Park, FL 32789

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am*

FILED  
2023 MAY 16 AM 12:49  
CLERK OF STATE  
TALLAHASSEE, FL

(H23000180480 3)

familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes.

  
\_\_\_\_\_  
Annee Hitchner, Esq.

**6. Purpose**

The purpose of the Company is to conduct any and all business permitted by the LLC Act and any other applicable laws.

**7. Members**

The Company shall have at least one member and may admit additional members as the Company's operating agreement may provide.

**8. Management**

The Company shall be manager-managed and shall be managed by one or more managers appointed by its members in accordance with the terms of the operating agreement. The members shall designate the managers, who may also be members, at an annual meeting. The initial manager, authorized to manage and control the Company is:

April Dehlinger, Manager

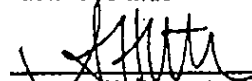
**9. Continuity**

The Company shall not be dissolved upon the death, retirement, resignation, expiration, dissolution, or any other event that terminates the membership of a member in the Company, or would result in dissolution of the Company.

**10. Effective Date**

In accordance with Section 605.0207, Florida Statutes, the Company's existence shall be deemed to have commenced on the date on which these Articles of Organization are filed by the Florida Department of State.

I am the authorized representative submitting these Articles of Organization. This document is executed in accordance with section 605.0203(1)(b), Florida Statutes. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S. I acknowledge that I have read the "Notice of Annual Report" statement and understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this LLC and every year thereafter to maintain "active" status.

  
\_\_\_\_\_  
Annee Hitchner, Esq.  
Authorized Representative of the Members

(H23000180480 3)

FILED  
MAY 16 AM 12:49  
CLERK OF STATE  
TALLAHASSEE, FL