

L23000257227

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.

((H23000191936 3)))



H230001919363ABC1

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 : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

2023 MAY 25 PM 4:43
SECRETARY OF STATE
TALLAHASSEE, FL

FILED

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

Email Address: _____

FLORIDA LIMITED LIABILITY CO.
2920 Riviera Drive, LLC

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

RECEIVED
2023 MAY 25 AM 9:20
CORPORATIONS
COMMERCIAL
SERVICES

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
2920 Riviera Drive, LLC

Article II. Address

The street address of the Company's initial principal office is:
2920 Riviera Drive, LLC
1560 HILLCREST AVE
WINTER PARK FL 32789

The mailing address of the Company's initial principal office is:
2920 Riviera Drive, LLC
1560 HILLCREST AVE
WINTER PARK FL 32789

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Scott Saunders
1560 HILLCREST AVE
WINTER PARK FL 32789

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 item to which the assignor was entitled, to the extent assigned.

Saunders & Kolpin, P.L.
1560 Hillcrest Avenue
Winter Park FL 32789
305-294-5505 x21

FILED
2023 MAY 25 PM 4:43
SECRETARY OF STATE
TALLAHASSEE, FL

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 member-managed company. The name and address of each member is:

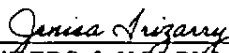
Scott Saunders
1560 HILLCREST AVE
WINTER PARK FL 32789
Scott Ahrens
1560 HILLCREST AVE
WINTER PARK FL 32789

FILED
2023 MAY 25 PM 4:44
SECRETARY OF STATE
TALLAHASSEE, FL

Article VII. Company Existence

The Company's existence shall begin effective as of May 24, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 5/24/2023.


SAUNDERS & KOLPIN, P.L.

by Jenisa S. Irizarry as Attorney-in-Fact

Saunders & Kolpin, P.L.
1560 Hillcrest Avenue
Winter Park FL 32789
305-294-5505 x21

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

2920 Riviera Drive, LLC

REGISTERED AGENT/OFFICE:

Scott Saunders

1560 HILLCREST AVE

WINTER PARK FL 32789

FILED
2023 MAY 25 PM 4:44
SECRETARY OF STATE
TALLAHASSEE, FL

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.

Jenisa Irizarry
SCOTT SAUNDERS

by Jenisa S. Irizarry as Attorney-in-Fact

Date: May 24, 2023.

Saunders & Kolpin, P.L.
1560 Hillcrest Avenue
Winter Park FL 32789
305-294-5505 x21