

# L23000263959

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.

((H23000198797 3)))



H230001987973ABCD

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 : (350)617-6381

From:

Account Name : DRUMMOND WEHLE YONGE LLP  
Account Number : 120050000133  
Phone : (813)983-8000  
Fax Number : (813)983-8001

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

Email Address: tyler@dwyfirm.com

FLORIDA LIMITED LIABILITY CO.  
WEHLAV Properties LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

RECEIVED

2023 JUN -1 AM 10:18

CORPORATIONS  
COMMERCIAL  
SERVICES

FILED  
2023 JUN -1 PM 4:23  
TALLAHASSEE, FL  
FLORIDA DEPARTMENT OF STATE

DS

(((H23000198797 3)))

**ARTICLES OF ORGANIZATION  
OF  
WEHLAV PROPERTIES LLC**

The undersigned authorized representative hereby executes these Articles of Organization ("Articles") for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

**Article I – Name**

The name of this limited liability company (the "Company") shall be:

**WEHLAV PROPERTIES LLC**

**Article II – Principal Office and Mailing Address**

The initial mailing address and initial street address of the principal office of the Company are:

Initial Mailing Address	Initial Street Address
912 Anchorage Road Tampa, Florida 33602	912 Anchorage Road Tampa, Florida 33602

**Article III – Registered Office and Registered Agent**

The address of the initial registered office of the Company, and the initial registered agent of the Company at such office, shall be:

Initial Registered Agent	Initial Registered Office
L. Tyler Yonge	6987 East Fowler Avenue Tampa, Florida 33617

The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

**Article IV – Operating Agreement**

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the members of the Company. The Operating Agreement of the Company shall be for the government of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles or contrary to the laws of the State of Florida or of the United States of America.

(((H23000198797 3)))

(((H23000198797 3)))

**Article V – Management of Business**

Except for rights that are specifically reserved to the members in the Operating Agreement or these Articles, management of the Company shall be vested in its manager(s). Accordingly, the Company shall be a manager-managed company. Initially the Company shall have one manager. The number of managers of the Company and the number and titles of officers of the Company, as well as their respective rights and duties, may be established and changed, at any time and from time to time, subject to applicable law and the terms and provisions of the Company's Operating Agreement. The name and business address of the initial manager of the Company is as set forth below:

Name and Initial Position	Business Address
Silvia Wehling Manager	912 Anchorage Road Tampa, Florida 33602

**Article VI – Amendment of Articles of Organization**

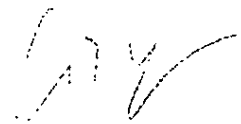
The Company reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon the members herein are subject to this reservation.

**Article VII – Commencement and Continuance of Existence**

The Company's existence shall commence on such date as determined by the Florida Department of State. Thereafter the Company's existence shall continue perpetually unless and until the Company is dissolved in accordance with law.

**IN WITNESS WHEREOF**, the undersigned has executed these Articles for the uses and purposes therein stated, pursuant to Section 605.0201, Florida Statutes, as authorized representative of a member of the Company.

**DATED** this 1st day of June, 2023.



\_\_\_\_\_  
L. TYLER YONGE  
Authorized Representative of a Member

FILED  
2023 JUN - 1 PM 4:26  
TALLAHASSEE, FL  
FLORIDA DEPARTMENT OF STATE

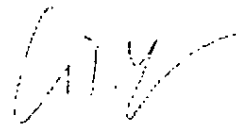
(((H23000198797 3)))

## WEHLAV PROPERTIES LLC

## ACCEPTANCE OF SERVICE AS REGISTERED AGENT

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 1st day of June, 2023.



---

L. TYLER YONGE

FILED  
2023 JUN - 1 PM 4:28  
CLERK OF STATE  
TALLAHASSEE, FL