

# LR3000298792

## 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.

((H23000221173 3))



H230002211733ABCV

**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 : SPIEGEL & UTRERA, P.A.  
Account Number : FCA000000001  
Phone : (305)854-6000  
Fax Number : (305)860-2076

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

Email Address: \_\_\_\_\_

RECEIVED

2023 JUN 21 AM 11:13

REGISTRATION  
COMMERCIAL  
SERVICES

### FLORIDA LIMITED LIABILITY CO. 3902 24TH ST SW LLC

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



STATE  
FLORIDA

2023 JUN 21 PM 12:57

FILED

RR

H23000221173 3

# ARTICLES OF ORGANIZATION

## OF

### 3902 24TH ST SW LLC

2023 JUN 21 PM 12:57  
FILED  
CLERK OF CIRCUIT COURT IN AND FOR THE COUNTY OF DADE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 605, hereby makes, acknowledges, and files the following Articles of Organization.

#### ARTICLE 1 - NAME

The name of the limited liability company shall be **3902 24TH ST SW LLC** ("Company").

#### ARTICLE 2 - ADDRESS

The principal place of business of the Company in Florida shall be 2705 Southwest 46th Terrace Cape Coral, Florida 33914 and the mailing address shall be the same. ✓

#### ARTICLE 3 - EFFECTIVE DATE

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

#### ARTICLE 4 - DURATION

Subject to the provisions of Article 8, the Company's existence shall terminate no later than 99 years from its date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

#### ARTICLE 5 - PURPOSES AND POWERS

The general purpose for which the Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

H23000221173 3



www.amerilawyer.com

1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE: (305) 860-2076

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

H23000221173 3

3902 24TH ST SW LLC  
Page 2

**ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT**

The initial address of registered office of this Company is Spiegel & Utrera, P.A., at 1840 Southwest 22nd Street, 4th Floor, Miami, Florida 33145. The name and address of the registered agent of this Company is Spiegel & Utrera, P.A., 1840 Southwest 22nd Street, 4th Floor, Miami, Florida 33145.

**ARTICLE 7 - ADMISSION OF NEW MEMBERS**

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other member(s) of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

**ARTICLE 8 - TERMINATION OF EXISTENCE**

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least one remaining member.

2023 JUN 21 PM 12:57  
FILED  
MARIANNE STELLER FL

FILED

Handwritten initials and a checkmark.

H23000221173 3



www.amerilawyer.com

1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 860-2076

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

H23000221173 3

3902 24TH ST SW LLC  
Page 3

**ARTICLE 9 - MANAGEMENT**

The Company shall be managed by a manager or manager(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The names of all such manager(s) who is/are to serve as manager(s) is/are:

Operating Manager: Sanja Hotic Patino

whose addresses shall be the same as the principal office of the Company.

**ARTICLE 10 - UNITS**

The company shall be authorized to have two (2) classes of units of equity interest in the company: Class A unlimited voting manager class consisting of 10,000 units and Class B limited non-voting non-manager class consisting of 10,000 units.

2023 JUN 21 PM 12:57  
FILED  
TALLAHASSEE, FL

FILED

ACZ

H23000221173 3



www.amcrilawyer.com

1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE (305) 860-2076

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

H23000221173 3

IN WITNESS WHEREOF, The undersigned, an authorized representative of the members, has made and subscribed these Articles of Organization at Miami, Florida, for the foregoing uses and purposes, this 6/21/2023.

*Elsie Sanchez*  
\_\_\_\_\_  
Elsie Sanchez, Authorized Representative of the Members

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF ORGANIZATION**

Spiegel & Utrera, P.A., having a business office identical with the registered office of the Company name above, and having been designated as the Registered Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Registered Agent under Section 605.0201, Florida Statutes and other applicable Florida Statutes.

Spiegel & Utrera, P.A.

*Natalia Utrera*  
By: \_\_\_\_\_  
Natalia Utrera, Vice President

2023 JUN 21 PM 12:57  
MILLSAP ASSOCIATES, P.A.  
STATE

FILED

H23000221173 3

