

L23000378140

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.

((1123000278334 3)))



11230002783343ABC%

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)617-6361

From:

Account Name : ORR, COOK, FIX & STEWART, PLLC
Account Number : E20210000132
Phone : (904)358-8300
Fax Number : (904)358-8303

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.

702 NW 30TH AVE, LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

RECEIVED

2023 AUG 10 PM 3:33

DIVISION OF CORPORATIONS

Electronic Filing Menu

Corporate Filing Menu

Help

FILED
2023 AUG 10 PM 1:18
DEPT. OF STATE
TALLAHASSEE, FL 32399

H23000278334

**ARTICLES OF ORGANIZATION
OF
702 NW 30th AVE, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

ARTICLE I - NAME

The name of this limited liability company (the "Company") is **702 NW 30TH AVE, LLC**.

ARTICLE II - ADDRESS

The initial address of the principal office and the initial mailing address of the Company is 8021 Oak Hammock Court, Jacksonville, Florida 32256.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 818 A1A North, Suite 302, Ponte Vedra Beach, FL 32082 and the name of its initial registered agent at such address is Orr Cook c/o Meg S. Hixon, Esq.

ARTICLE IV – MANAGEMENT OF THE COMPANY

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The initial managers of the Company are Christopher Flakus and Jennifer Flakus.

ARTICLE V - LIMITED LIABILITY

Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of the Member of the Company, has executed these Articles of Organization this 10th day of August, 2023. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Meg S. Hixon

Meg S. Hixon, Esq., Authorized
Representative

H23000278334

H2300027833

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the limited liability company is:

702 NW 30TH AVE, LLC

2. The name and address of the registered agent and office are:

**Orr Cook c/o Meg S. Hixon, Esq.
818 A1A North, Suite 302
Ponte Vedra Beach, FL 32082**

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 AND AGREE 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 FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

DATED: August 10th, 2023

Registered Agent:

ORR COOK

By: Meg S. Hixon
Meg S. Hixon, Esq. Partner

FILED
2023 AUG 10 PM 1:18
SECRETARY OF
TALLAHASSEE, FLORIDA

H23000278334