

L23000383224

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.

((H23000277975 3)))



H230002779753ABC9

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 : DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L.
Account Number : I20020000137
Phone : (904)301-1269
Fax Number : (904)301-1279

****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 AUG 15 PM 3:00

2023 AUG 15 PM 3:00

FLORIDA LIMITED LIABILITY CO.

Blackwater Regency Development, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

2023 AUG 15 PM 7:42

2023 AUG 15 PM 7:42

Electronic Filing Menu

Corporate Filing Menu

Help

3

1123000277975 3

ARTICLES OF ORGANIZATION
OF
BLACKWATER REGENCY DEVELOPMENT, LLC

The undersigned, an authorized representative of a prospective member, desiring to form a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company is Blackwater Regency Development, LLC (the "Company").

ARTICLE II - ADDRESS

The street address of the Company's principal office is:

321 NW Cole Terrace, Suite 107
Lake City, Florida 32055

The mailing address of the Company's principal office is:

315 SW Mauldin Avenue
Lake City, Florida 32024-478

ARTICLE III - PURPOSE

The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The Company (i) designates 315 SW Mauldin Avenue, Lake City, Florida 32024-478 as the street address of the Company's registered office, and (ii) names Rummell McGee, as the Company's registered agent at that address.

ARTICLE V - MANAGEMENT AND AUTHORITY

The Company shall be a manager-managed company. Pursuant to Section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

The following individual shall serve as a manager of the Company until his successor is appointed or elected and qualified pursuant to the applicable conditions, provisions and terms of the Company's Operating Agreement, or until the earlier of such manager's death, removal or resignation.

Rummell McGee
315 SW Mauldin Avenue
Lake City, Florida 32024-478

1123000277975 3

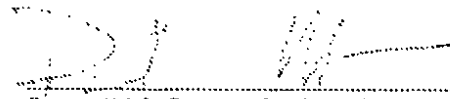
2023 AUG 15 AM 7:42
A
S
S
I
G
N
E
D

H23000277975 3

ARTICLE VI - INDEMNIFICATION

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a manager, member or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as a manager, member or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance reasonable indemnification expenses (including attorneys' fees and costs) for actions taken in the capacity of such person as a manager, member or officer within twenty (20) days after receipt by the Company of (i) a written statement requesting such advance, (ii) evidence of the expenses incurred, and (iii) a written statement by or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

IN WITNESS THEREOF, the undersigned has hereunto set his hand and seal this 11th day of August, 2023.



Rarniell McGee, Authorized Representative

H23000277975 3

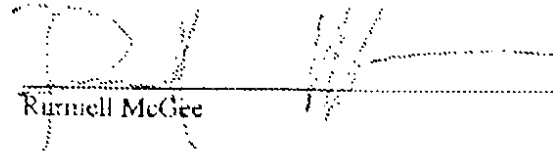
2023 AUG 15 AM 7:42
TALLAHASSEE, FLORIDA

H23000277975 3

ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and (ii) acknowledges that the undersigned is familiar with, and accepts, the obligations of such position.

Dated: August 11, 2023


Rurnell McGee

Prepared by:
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
904-301-1269

H23000277975 3

2023 AUG 15 AM 7:42
JALLA CONSULTING GROUP