

# L23000427934

Florida Department of State  
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DEPT. OF STATE  
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TALLAHASSEE, FLORIDA

## LLC AMND/RESTATE/CORRECT OR M/MG RESIGN MAGNOLIA 23, LLC

Certificate of Status	0
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Estimated Charge	\$25.00

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**AMENDED AND RESTATED  
ARTICLES OF ORGANIZATION  
OF  
MAGNOLIA 23, LLC**

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CLERK OF COURT

The undersigned, for the purpose of amending and restating the Articles of Organization of MAGNOLIA 23, LLC, a limited liability company formed and existing under the laws of the State of Florida, hereby submits the following Amended and Restated Articles of Organization in accordance with the provisions of Section 605.0202 of the Florida Revised Limited Liability Company Act.

**Article I**

**Name; Articles of Organization; Effective Date**

The name of this limited liability company is MAGNOLIA 23, LLC. The original Articles of Organization of this limited liability company were filed on **September 13, 2023** and assigned document number **L23000427934**. These amended and restated Articles shall be effective as of the date filed with the Florida Department of State.

**Article II**

**Principal Office and Mailing Address**

The principal office and mailing address of this limited liability company shall be 7595 Baymeadows Way, Suite 100, Jacksonville, Florida 32256.

**Article III**

**Registered Agent and Address**

The name and street address of the registered agent of this limited liability company are:

Nicole S. Padgett  
7595 Baymeadows Way, Suite 100  
Jacksonville, Florida 32256

**Article IV**

**Purposes**

This limited liability company is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States of America and of the State of Florida.

**Article V**

**Management**

This limited liability company is managed by one or more managers and is, therefore, a manager-managed company. The managers shall be elected in the manner set forth in the Operating Agreement. The managers shall have the responsibilities accorded to them by the members as set

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out in the Operating Agreement. The name and street address of the manager of this limited liability company are:

Nicole S. Padgett  
7595 Baymeadows Way, Suite 100  
Jacksonville, Florida 32256

**Article VI**  
**Operating Agreement**

The initial Operating Agreement of this limited liability company was adopted by the members effective as of September 13, 2023. The Operating Agreement may be adopted, altered, amended, restated or repealed from time to time as provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned Manager has executed these Amended and Restated Articles of Organization this 11th day of October, 2023.

DocuSigned by:

*Nicole Padgett*

NICOLE S. PADGETT, Manager

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named as registered agent and to accept service of process for MAGNOLIA 23, LLC at the place designated in Article III above, 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 as provided for in Chapter 605, Florida Statutes.

DocuSigned by:

*Nicole Padgett*

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Nicole S. Padgett, Registered Agent

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