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**FLORIDA LIMITED LIABILITY CO.
1290 MELBOURNE LLC**

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

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ARTICLES OF ORGANIZATION

OF

1290 MELBOURNE LLC

These Articles of Organization of a Limited Liability Company under Florida Statutes Chapter 605 are made and entered into as of the 19 day of Sep. 2023.

ARTICLE I

Name: *The name of the limited liability company is:*

1290 MELBOURNE LLC

ARTICLE II

Duration: *The company shall be perpetual from the date hereof, unless earlier terminated in accordance with Florida Statutes Chapter 605.*

ARTICLE III

Address: *The address of the company principal office and mailing address shall be:*

Address: 661 S COLLIER BLVD, MARCO ISLAND FL 34145

ARTICLE IV

Register Agent and Address: *The name and address of the initial register agent is:*

**ANGEL D. CORDOVA
780 N.W. 42ND AVE. – STE 325
MIAMI, FL 33126**

ARTICLE V

New Members: *The members may admit new members upon agreement of the members upon terms determined hereafter by the members.*

ARTICLE VI

Continuation: *Upon occurrence of an event listed in Florida Statute 605.0203(1)(b), the then existing and/or non-bankrupt members may continue the business of the company, if all agree to do so.*

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ARTICLE VII

Management: *The company shall be managed by its designated managers until the first annual meeting of the members or until a successor is elected and qualifies. The designated manager(s) names and addresses is/are as follows:*

Manager: EDWARD PEREZ
661 S COLLIERS BLVD
Marco Island, FL 34145

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ARTICLE VIII

Powers: *This Company shall have powers listed in Florida Statute 605.*

ARTICLE IX

Transferability: *No member may transfer his, her or its interest in the company without the consent of the other members.*

ARTICLE X

Regulations: *The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulations and management of the affairs of the company.*

ARTICLE XI

Arbitration: *Dispute among members shall be settled by arbitration in Miami, Florida, pursuant to the rules and procedures of the American Arbitration Association.*

The undersigned, being the initial subscriber of these Articles of Organization, for the purpose of forming a limited liability company, do make, subscribe, acknowledge, and file these Articles of Organization hereby declaring and certifying that the articles herein stated are correct.

X _____
EDWARD PEREZ
EDWARD PEREZ

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605.0203(1)(b), FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATION THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA

1. *The name of the limited liability company is:*

1290 MELBOURNE LLC

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

**ANGEL D. CORDOVA
780 N.W. 42ND ST – STE 325
MIAMI, FL 33126**

Having been named as registered agent and to accept services 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 as of this 19 day of Sep., 2023.

Signed by: 
**ANGEL D. CORDOVA
REGISTERED AGENT**

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