

L23 000 461 733

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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PICK-UP

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MAIL

(Business Entity Name)

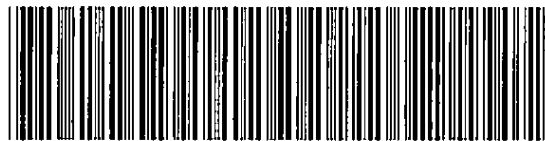
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OF COUNSEL  
Larry D. Marsh

William M. Cobb (1881-1939)  
Thomas T. Cobb (1916-2004)  
W. Warren Cole, Jr. (1926-2008)

November 6, 2023

**VIA FEDERAL EXPRESS**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Re: Articles of Amendment to Articles of Organization of Ace Pickleball  
Club at Flagler Center, LLC. A Florida limited liability company  
(L23000461733)

Dear Sir/Madam:

Enclosed please find the cover letter, signed amended articles of  
organization, and a check for fees in the amount of \$30. for the filing and  
certificate of status for the above-named entity.

If you have any questions, please call me directly at (386) 323-9247.

Thank you.

Sincerely,

**John P. Ferguson**  
Direct Dial (386) 323-9247  
Email John.Ferguson@CobbCole.com  
Fax (386) 323-9206

Enclosures

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## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Ace Pickleball Club at Flagler Center, LLC  
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

John P. Ferguson, Esquire

Name of Person

Cobb Cole PA

Firm/Company

PO Box 2491

Address

Daytona Beach, FL 32115

City/State and Zip Code

nancy.prasse@cobbcole.com

E-mail address: (to be used for future annual report notification)

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For further information concerning this matter, please call:

Nancy Prasse

386 323-9246  
at ( )

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☒ \$30.00 Filing Fee &  
Certificate of Status

☐ \$55.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$60.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

Mailing Address:

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street Address:

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

**AMENDED AND RESTATED ARTICLES OF ORGANIZATION  
OF  
ACE PICKLEBALL CLUB AT FLAGLER CENTER, LLC**

**A Florida Limited Liability Company**

**Document Number: L23000461733**

Pursuant to Section 605.0202, Florida Statutes, the above-referenced Florida limited liability company hereby amends and restates its Articles of Organization which were filed on October 6, 2023, and were issued Document Number L23000461733 as follows.

**ARTICLE 1**

**AMENDED NAME**

The name of this Limited Liability Company is: APC at Flagler Center, LLC.

**ARTICLE 2**

**PRINCIPAL OFFICE AND REGISTERED AGENT**

The street address of the principal office of the limited liability company is 12724 Gran Bay Parkway West, #430 Jacksonville FL 32258. The name and address of the initial registered agent of the company is Palmetto Charter Services, Inc., 149 S. Ridgewood Avenue, Suite 700, Daytona Beach, Florida 32114.

**ARTICLE 3**

**MANAGEMENT**

The limited liability company is to be manager-managed. The name of its initial Managers are:

George B. Baccash  
12724 Gran Parkway W STE 430  
Jacksonville, FL 32258

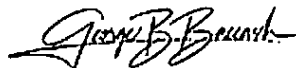
Leslie F. Baccash  
12724 Gran Parkway W STE 430  
Jacksonville, FL 32258

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IN WITNESS WHEREOF, the undersigned authorized person does hereby execute and acknowledge these articles of organization this 6<sup>th</sup> of November 2023



By: George Baccash  
Its: Manager

**CERTIFICATE DESIGNATING REGISTERED  
AGENT AND STREET ADDRESS FOR  
SERVICE OF PROCESS**

Pursuant to Chapter 605 Florida Statutes, APC at Flagler Center, hereby designates  
PALMETTO CHARTER SERVICES, INC., 149 S. Ridgewood Avenue, Suite 700, Daytona Beach,  
Florida 32114, as its registered agent and the street address of its registered office, respectively, for  
service of process within the State of Florida.



By: George B Baccash  
Its: Manager

**ACCEPTANCE OF DESIGNATION**

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, the undersigned hereby accepts appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its

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duties and is familiar with and understands the obligations of its position as provided for in Chapter 605, Florida Statutes.

PALMETTO CHARTER SERVICES INC.,  
a Florida Corporation



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John P. Ferguson  
Its: Vice-President

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CLERK OF DISTRICT COURT  
TALLAHASSEE, FL