

Oct. 25, 2023 9:27AM

10/24/23, 10:57 AM

# L23000485915

Florida Department of State  
Division of Corporations  
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FLORIDA LIMITED LIABILITY CO.  
MALLARD WAY PROPERTIES, LLC

|                       |          |
|-----------------------|----------|
| Certificate of Status | 0        |
| Certified Copy        | 0        |
| Page Count            | 04       |
| Estimated Charge      | \$125.00 |

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**ARTICLES OF ORGANIZATION  
FOR A FLORIDA LIMITED  
LIABILITY COMPANY**

**ARTICLE I - Name:**

The name of the Limited Liability Company is: MALLARD WAY PROPERTIES, LLC.

**ARTICLE II - Address:**

The street address of the principal office of the Limited Liability Company is 257 Pond Away Court, Eastpoint, Florida 32328, and the current mailing address of P O. Box 409, Eastpoint, Florida 32328. The initial registered agent and address of such agent for the Limited Liability Company is Gary T. Fileman, Esq., 201 West Marion Avenue, Suite 1208, Punta Gorda, Florida 33950.

**ARTICLE III - Duration:**

Unless earlier terminated under the Act or the Operating Agreement, the period of duration of the Company shall be perpetual.

**ARTICLE IV - Management:**

The managing member(s) of the Limited Liability Company and his/her mailing address are as follows:

David A. Ortmyer, P.O. Box 409, Eastpoint, Florida 32328, Managing Member (AMBR)

Rhonda R. Ortmyer, P.O. Box 409, Eastpoint, Florida 32328, Managing Member (AMBR)

**ARTICLE V - Members Rights to Continue Business:**

Any successor or assignee to the interest of member, or the remaining members, if any, of the Limited Liability Company shall have the right to continue the business on the death, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company. If the Limited Liability Company has more than one member at the time of any of the occurrences above, the unanimous consent of all of the remaining members shall be needed to continue the business of the Limited Liability Company.

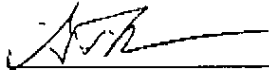
SECRETARY OF STATE  
TALLAHASSEE, FL

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IN WITNESS WHEREOF, the undersigned member or authorized representative of a member of MALLARD WAY PROPERTIES, LLC has executed these Articles of Organization on the 24<sup>th</sup> day of Oct., 2023.



Gary T. Fileman, Esq

Signature of a member or authorized representative of a member.

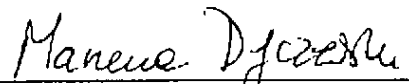
(In accordance with section 605.0203(1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided for in s. 817.155, Florida Statutes)

STATE OF FLORIDA                     )  
   )  
COUNTY OF CHALOTTE             )

The foregoing document was acknowledged and subscribed before me by means of ☒ physical presence or ☐ online notarization this 24<sup>th</sup> day of October, 2023, by GARY T. FILEMAN, ESQ., who is personally known to me or has produced — as identification.



MARZENA DYCEWSKI  
Commission # HH 433187  
Expires August 14, 2027



NOTARY PUBLIC - STATE OF FLORIDA

Print Name: MARZENA DYCEWSKIComm. No.: HH433187

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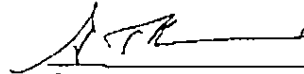
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ACCEPTANCE OF APPOINTMENT

RE: MALLARD WAY PROPERTIES, LLC

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 as provided for in Chapter 605, Florida Statutes.

Dated: Oct. 24, 2023



Gary T. Fileman

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CLERK OF SUPERIOR COURT  
HILLSBOROUGH COUNTY, FL

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