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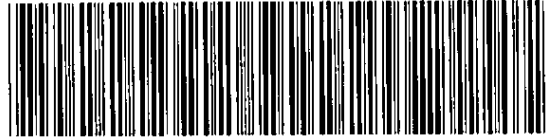
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2023 NOV - 3 PM 12:12  
SECRETARY OF STATE  
TALLAHASSEE, FL

## **Water Lily Retreat LLC**

3710 Corsair Court  
New Port Richey, Florida 34652

August 25, 2023

Division of Corporations  
P.O. BOX 6327  
Tallahassee, FL 32314

Please find enclosed the Articles of Organization for

Water Lily Retreat LLC

I have included the original and a copy of the Articles and a check in the amount of \$125.00 for the filing fee – Certificate of Status & Certified Copy

Date, August 25, 2023

By 

John Miller



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 25, 2023

JOHN MILLER  
3710 CORSAIR COURT  
NEW PORT RICHEY, FL 34652 US

SUBJECT: WATER LILY RETREAT LLC  
Ref. Number: W23000130590

We have received your document for and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

In Article III, please ensure the registered agent address is a complete Florida address, including the zip code.,

If you have any further questions concerning your document, please call (850) 245-6000.

Summer Chatham  
Regulatory Specialist III  
Director's Office

Letter Number: 323A00022142

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FIDELITY

## ARTICLE of ORGANIZATION

OF

**Water Lily Retreat LLC**

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TALLAHASSEE, FL

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under Chapter 605 of the laws of the State of Florida, providing for the formation rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the charter and for the conduct of business of the limited liability company.

### ARTICLE I

#### NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be **Water Lily Retreat, L.L.C.** and its principal office and mailing address shall be located at 3710 Corsair Court in the city of New Port Richey, county of Pasco, State of Florida 34652 but it shall have the power and authority to establish branch offices at any other place or places as the Members may designate.

### ARTICLE II

#### DURATION

The existence of the limited liability company shall be perpetual or until dissolved in a manner provided by the law, or as provided in the Regulations and Operating Agreement adopted by the members.

### ARTICLE III

#### INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 3710 Corsair Court, City of New Port Richey, 34652, County of Pasco, State of Florida, and the name of the company's initial registered agent at that address is John Miller.

### ARTICLE IV

#### PURPOSE AND POWERS

A. In addition to the power authorized by the laws of the State of Florida for the limited liability companies, the general nature of the business or businesses to be transacted, and which the limited company is authorized to transact, shall be as follows:

1. To engage in any activity business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have exercise all the powers conferred by the laws of the State of Florida and to do any and all things set forth in these Article to the same extent as a natural person might or could do.

that which this limited liability company is authorized to carry on, pursuant to the provision of these Articles; and to hold, utilize and any manner dispose of the rights and property so acquired.

4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign or of any domestic or foreign stat, government or governmental authority, or of any political or administrative subdivision or department and to perform and carry out assign cancel or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law while acting as agent, nominee, or attorney-in-fact for any persons or corporations. And perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid assist or participate in any lawful enterprise in connection with or incidental to the agency representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of the limited liability companies for profit.
6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or furtherance of any of the powers set forth in these articles, either alone or association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

B. The Several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference from the terms of any other clause. They shall be regarded as independent purpose and powers.

C. Nothing contained in the articles shall be deemed or construed as authorized or permitted or purporting to authorize or permit the limited liability company to carry on any business. exercise any power or do any act which a limited liability company may not under law of the State of Florida lawfully carry on, exercise or do.

D. All limited company powers shall be exercised under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the Managers of this limited liability company. This article may be amended from time to time as provided for in the Regulations and Operating Agreement of the limited liability company by a seventy (70%) percent vote of the Members of the limited liability company.

## ARTICLE V MANAGEMENT

The limited liability company shall be managed by one manager. A manager's right to be a Manager terminates upon his death or incapacity. Mangers are required to sign for any selling, conveying, or mortgaging of all or substantially all of the Company's assets; the name and address of person who shall serve until their successor is elected and qualified is as follows:

Names  
John Miller  
General Member

Address  
3710 Corsair Court  
New Port Richey, FL 34652

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**ARTICLE VI**  
**MEMBERSHP RESTRICTIONS**

A. Members shall have the right to admit new Members as set for in Exhibit B attached hereto and made apart hereof. Contributions required of new Members shall be determined as of the time of admission to the limited liability company.

B. Except as provided in paragraph "C" below a Member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of the Manager, if any and if none then with the consent of fifty-one percent (51%) of the members.

C. On the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a Member in the limited liability company, the remaining Members shall have the right to continue the business with consent of thirty percent (30%) of the remaining Members, On the Death of a Member, such Member's interest may be dealt with and/or pass as provided in Exhibit B attached hereto and the Regulation and operating Agreement

The undersigned, being one of the original Members of the limited liability company, certifies that this instrument constitutes the Articles of Organization of Water Lily Retreat LLC. Executed by the undersigned at 9:00 A.M. August 25, 2023. Under penalties of perjury the facts state herein are true

A handwritten signature in black ink, appearing to be "R. J. [unclear]", written over a horizontal line.

Managing Partner

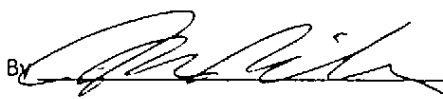
**CERTIFICATION OF REGISTERED AGENT**

In compliance with Section 605 of the Florida Statutes, the following is submitted:

The **Water Lily Retreat**, LLC desiring to qualify under the laws of the state of Florida, with its principal place of business in the City of Tampa, State of Florida, has Named John Miller, 3710 Corsair Court. New Port Richey, Florida 34652, as its Registered Aget to accept service of process within the State of Florida.

Date, August 25, 2023

By



John Miller

Subscriber

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