

**L23000558356**

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

((H23000435252 3)))



H230004352523ABC-

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To:

Division of Corporations  
Fax Number : (850)617-6381

From:

Account Name : NELSON MULLINS RILEY & SCARBOROUGH, ORLANDO  
Account Number : I19980000090  
Phone : (407)839-4200  
Fax Number : (407)839-4264

2023 DEC 21 AM 10:26

FILED

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

RECEIVED

2023 DEC 21 PM 4:38

**FLORIDA LIMITED LIABILITY CO.  
520 SOUTH PENINSULA, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

(H23000435252 3)

2023 DEC 21 PM 10:26

FILED

**ARTICLES OF ORGANIZATION  
OF  
520 SOUTH PENINSULA, LLC**

The undersigned acting as the organizer of 520 SOUTH PENINSULA, LLC, under the Florida Limited Liability Company Act, Chapter 605, Fla. Stat., adopt the following Articles of Organization:

**ARTICLE I - Name:**

The name of the limited liability company is 520 SOUTH PENINSULA, LLC (the "Company").

**ARTICLE II - Address:**

The mailing address of the limited liability company and the principal office address of the limited liability company is 1400 Windsong Road, Orlando, Florida 32809.

**ARTICLE III - Duration:**

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV - Management:**

The limited liability company is to be managed by a manager and the names and addresses of the individuals to serve as the initial managers until the first annual meeting of members or until their successors are elected and qualified, are:

<u>Name</u>	<u>Address</u>
LENDSEY D. PHILLIPS	1400 Windsong Road Orlando, Florida 32809
TRACI L. PHILLIPS	1400 Windsong Road Orlando, Florida 32809

**ARTICLE V - Admission of Additional Members:**

The Company shall admit new Members in accordance with the Company's Operating Agreement.

2023 DEC 21 PM 10:10  
(H23000435252 3)

#### ARTICLE VI - Adoption of Operating Agreement:

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 605, Fla. Stat.

#### ARTICLE VII - Initial Registered Agent and Office:

The initial registered agent for the Company shall be LENDSEY D. PHILLIPS, whose address is 1400 Windsong Road, Orlando, Florida 32809.

#### ARTICLE VIII - Amendments:

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the majority written approval of all voting Members of the Company.

#### ARTICLE IX - Indemnification:

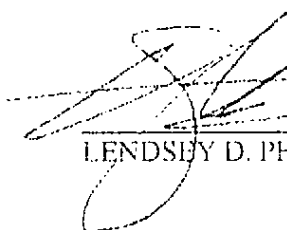
Each individual or entity who is or was a manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company ("Indemnatee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnatee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnatee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

(H23000435252 3)

# ARTICLE X – Member Interests:

The Company is authorized to issue both voting and nonvoting membership interests. All membership interests shall be identical in all respects except the nonvoting membership interests shall carry no right to vote on any matter except as the State of Florida requires that voting rights be granted nonvoting membership interests.

18 IN WITNESS WHEREOF, the undersigned executes the Articles of Organization as of this day of ~~November~~, 2023.  
December

  
LENDSEY D. PHILLIPS, Organizer

2023 DEC 21 AM 10:26  
RECEIVED  
CLERK OF COURT  
CLERK OF COURT  
CLERK OF COURT

2023 DEC 21

(H23000435252 31)

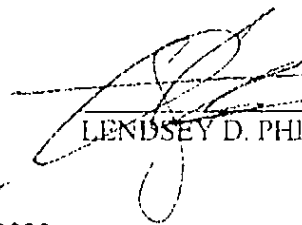
# ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is 520 SOUTH PENINSULA, LLC.
2. The name and address of the registered agent and its office is:

LENDSEY D. PHILLIPS  
1400 Windsong Road,  
Orlando, Florida 32809

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 the appointment as registered agent and agree 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 his duties, and is familiar with and accepts the obligations of his position as registered agent.

  
LENDSEY D. PHILLIPS

Dated this 18 day of December, 2023.