

L24000019433

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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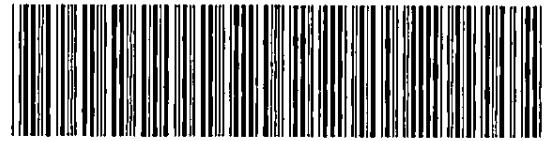
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

**Sunshine State Corporate Compliance Company**

3458 Lakeshore Drive, Tallahassee, Florida 32312

(850) 656-4724

DATE 01/12/2024

**\*\*WALK IN\*\***

ENTITY NAME Lake Tavares Townhomes, LLC

DOCUMENT NUMBER \_\_\_\_\_

**\*\*PLEASE FILE THE ATTACHED AND RETURN\*\***

XXXXXXXXXX

*Plain Copy*

*Certified Copy*

*Certificate of Status*

**\*\*PLEASE OBTAIN THE FOLLOWING FOR THE ABOVE ENTITY\*\***

*Certified Copy of Arts & Amendments*

*Certificate of Good Standing*

**\*\*APOSTILLE' / NOTARIAL CERTIFICATION\*\***

COUNTRY OF DESTINATION \_\_\_\_\_

NUMBER OF CERTIFICATES REQUESTED \_\_\_\_\_

TOTAL OWED \$125

ACCOUNT #: I20160000072

*S. R. JNO*

*Please call Tina at the above number for any issues or concerns. Thank you so much!*

**ARTICLES OF ORGANIZATION**  
**OF**  
**LAKE TAVARES TOWNHOMES, LLC**

The undersigned organizer, who is the sole Manager of Lake Tavares Townhomes, LLC, a Florida limited liability company (the "Company") under the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization (the "Articles").

**ARTICLE 1 - NAME**

The name of the Company is Lake Tavares Townhomes, LLC, a Florida limited liability company.

**ARTICLE 2 - DURATION**

The period of duration of the Company shall be perpetual, unless terminated earlier pursuant to the Company's Operating Agreement (the "Agreement").

**ARTICLE 3 - GENERAL POWERS**

The Company shall have all of the powers as are provided for in the Act.

**ARTICLE 4 - PRINCIPAL OFFICE**

The mailing address and the street address of the principal office of the Company is: 16554 Cagan Crossings Boulevard, Suite 4, Clermont, Florida 34714.

**ARTICLE 5 - INITIAL REGISTERED AGENT AND ADDRESS**

The name and street address of the initial registered agent of the Company for service of process is: Alexandra L. Deas, 2215 River Boulevard, Jacksonville, Florida 32204.

#### **ARTICLE 6 - MANAGER**

The management of the Company shall be vested in the Manager as set forth in the Agreement. The name and address of the initial Manager who shall serve as the Manager until his successor is elected and qualified are set forth below.

**NAME:**

Bryan Cagan

**ADDRESS:**

16554 Cagan Crossings Boulevard  
Suite 4  
Clermont, Florida 34714

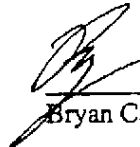
#### **ARTICLE 7 - AMENDMENT OF ARTICLES OF ORGANIZATION**

These Articles may be amended by a majority vote of the Members of the Company.

#### **ARTICLE 8 - OPERATING AGREEMENT**

The Agreement of the Company shall be initially approved and adopted by a majority vote of the Members of the Company.

IN WITNESS WHEREOF, the undersigned organizer has executed the foregoing Articles of Organization as of the 11<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Bryan Cagan

**ACCEPTANCE OF DESIGNATION**  
**AS REGISTERED AGENT**

The undersigned, having been named as Registered Agent and to accept service of process for LAKE TAVARES TOWNHOMES, LLC, at the place designated in the Articles of Organization, hereby accepts the appointment as Registered Agent and agrees to act in this capacity. She further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties; and acknowledges that she is familiar with and accepts the obligations of her position as Registered Agent.

  
\_\_\_\_\_  
Alexandra L. Deas

January 11, 2024

2024

11:00 AM