

# L24000115208

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.

((F24000094333 3))



H24000094333ABC

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 : 119980000000  
Phone : (407)839-4200  
Fax Number : (407)839-4264

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

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

2024 MAR 11 PM 3:32

FLORIDA LIMITED LIABILITY CO.  
2544 JENSCOT ROAD, LLC

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

TALLAHASSEE, FLORIDA

2024 MAR 11 PM 1:12

FILED

(H24000094333 3)  
**FILED**

**2024 MAR 11 PM 1:12**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF  
2544 JENSCOT ROAD, LLC**

The undersigned acting as the organizer of 2544 JENSCOT ROAD, 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 2544 JENSCOT ROAD, LLC (the "Company").

**ARTICLE II - Address:**

The mailing address and the principal office of the limited liability company is 1661 Loralyn Drive, Kissimmee, Florida 34741.

**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 one or more managers and the name and address of who is to serve as the initial manager until the first annual meeting of members or until a successor is elected and qualified is:

<u>Name</u>	<u>Address</u>
DERRICK L. KOGER	1661 Loralyn Drive Kissimmee, Florida 34741
JODY K. KOGER	1661 Loralyn Drive Kissimmee, Florida 34741

(H24000094333 3)

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

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

**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 DERRICK L. KOGER, whose address is 1661 Loralyn Drive, Kissimmee, Florida 34741.

**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:**

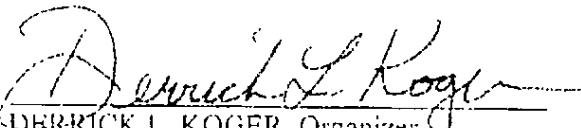
Each individual or entity who is or was a manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company ("Indemnitee"), 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 Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee 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.

(H24000094333 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.

IN WITNESS WHEREOF, the undersigned executes the Articles of Organization as of this 10th day of November, 2023.

  
DERRICK L. KOGER, Organizer

(H24000094333 3)

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 2544 JENSCOT ROAD, LLC.
- 2. The name and address of the registered agent and its office is:

DERRICK L. KOGER  
1661 Loralyn Drive  
Kissimmee, Florida 34741

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

Once Signed by: *Derrick L. Koger*

DERRICK L. KOGER

Dated this 10th day of November, 2023.

FILED  
2024 MAR 11 PM 1:12  
TALLAHASSEE, FLORIDA

(H24000094333 3)