

5/13/24, 3:10 PM

**L24000213046**

Division of Corporations

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.

(((H24000172568 3)))



H240001725683ABC2

**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 : CONROY, CONROY & DURANT, P.A.  
Account Number : I20190000025  
Phone : (239)649-5200  
Fax Number : (239)649-8140

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

Email Address: filings@naplespropertylaw.com

FILED  
2024 MAY 13 AM 8:41  
TALLAHASSEE, FLORIDA

FILED

**FLORIDA LIMITED LIABILITY CO.**

**Marion Ave of Punta Gorda, LLC**

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

RECEIVED  
2024 MAY 13 PM 3:43  
DIVISION OF CORPORATIONS  
BUREAU OF COMMERCIAL  
REGISTRATION SERVICES

[Electronic Filing Menu](#)
[Corporate Filing Menu](#)
[Help](#)

FILED  
(((H24000172568 3)))  
2024 MAY 13 AM 8:41  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF  
MARION AVE OF PUNTA GORDA, LLC  
A FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I: NAME AND ADDRESS**

The name of the Limited Liability Company is Marion Ave of Punta Gorda, LLC, referred to in these Articles of Organization as the "Company."

**ARTICLE II: REGISTERED OFFICE AND AGENT**

The principal office and mailing address of the Company is 25139 Marion Ave., Punta Gorda, FL 33950. The Company's Registered Agent is J. Thomas Conroy, III, whose office is located at 2210 Vanderbilt Beach Road, Suite 1201, Naples, FL 34109.

**ARTICLE III: DURATION**

The Company shall have perpetual duration.

**ARTICLE IV: ORGANIZER**

The Organizer of the Company is Edwin T. Groff, Jr., who is a natural person at least (eighteen) 18 years old.

**ARTICLE V: PURPOSE AND POWERS**

The Company is organized with a general business purpose, has all powers provided by law and may use those powers to any lawful purpose.

**ARTICLE VI: MANAGEMENT**

The Company is to be managed by the Managers as further provided in the Company's Operating Agreement. The names and addresses of the Managers are:

Edwin T. Groff, Jr.  
25139 Marion Ave.  
Punta Gorda, FL 33950

((H24000172568 3))

ARTICLE VII: ADMISSION OF NEW MEMBERS

The Company may admit new Members as provided in the Company's Operating Agreement.

ARTICLE VIII: RELATIONSHIP OF ARTICLES OF ORGANIZATION TO  
OPERATING AGREEMENT

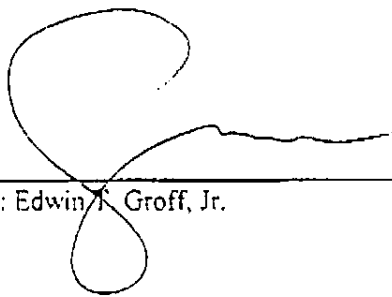
If a provision of these Articles of Organization differs from a provision of the Company's Operating Agreement, then to the extent allowed by law, the Operating Agreement will govern.

Executed this 13 day of May, 2024.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

((H24000172568 3))

The undersigned have signed these Articles of Organization on this 13 day of May, 2024.



\_\_\_\_\_  
Name: Edwin J. Groff, Jr.

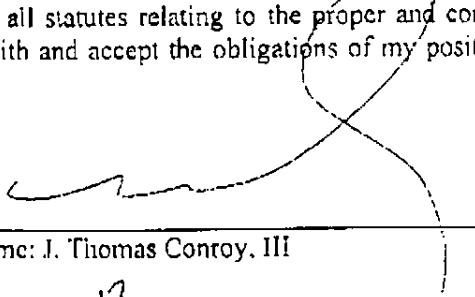
R:\MS\Marion Ave of Punta Gorda, LLC\Documents\ARTICLES OF ORGANIZATION.docx

((H24000172568 3))

(((H24000172568 3)))

**ACCEPTANCE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

I, J. Thomas Conroy, III, the undersigned person, having been named as registered agent and to accept service of process for the above-stated Company at the place designated in this statement, 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.

  
Name: J. Thomas Conroy, IIIDate: May 13, 2024

**FILED**  
2024 MAY 13 AM 8:42  
TALLAHASSEE, FLORIDA