

L24000286706

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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PICK-UP

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MAIL

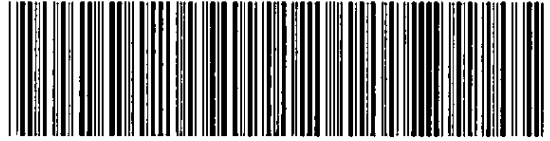
(Business Entity Name)

(Document Number)

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06/19/24--01005--012 \*\*160.00

FILED  
JUN 19 2024  
T.S.H.

T.S.H.  
6/26/24

COVER LETTER

TO: New Filing Section  
Division of Corporations

SUBJECT: Magnolia Vista Properties, LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Cathi Robbins & Rick Robbins  
Name of Person

\_\_\_\_\_  
Firm/Company

1112 Conservancy Dr. West  
Address

Tallahassee, FL 32312  
City/State and Zip Code

cathirobbins@hotmail.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Cathi Robbins at (805) 908 1732  
Name of Person Area Code Daytime Telephone Number  
(NOT 850)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee      ☐ \$130.00 Filing Fee & Certificate of Status      ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)      ☒ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street Address

New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

FILED  
MAY 1 2004

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Magnolia Vista Properties, L.L.C.  
(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

1110 Conservancy Dr. West  
Tallahassee, FL 32312

Mailing Address:

1110 Conservancy Dr. West  
Tallahassee, FL ~~32312~~  
32312

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Rick Robbins  
Name

1110 Conservancy Drive West  
Florida street address (P.O. Box NOT acceptable)  
Tallahassee FL 32312  
City State Zip

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, I 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 as provided for in Chapter 605, F.S..

Rick Robbins  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

AMBR

AMBR

**Name and Address:**

CATHI ROBBINS  
110 CONSERVANCY DRIVE WEST  
TALLAHASSEE, FL 32312

RICK ROBBINS  
110 CONSERVANCY DRIVE WEST  
TALLAHASSEE, FL 32312

(Use attachment if necessary)

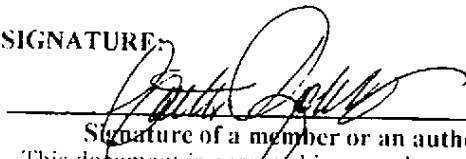
**ARTICLE V:** Effective date, if other than the date of filing: 4/20/2024 (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**ARTICLE VI:** Other provisions, if any.

**REQUIRED SIGNATURE:**



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

CATHI ROBBINS

Typed or printed name of signee

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)