

L24000365252

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

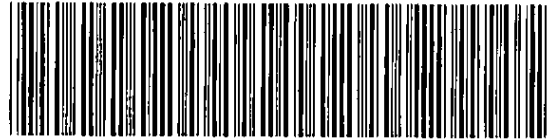
Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

W24000105099

No \$

Office Use Only



500431209435

08/21/24--01010--007 **125.00

2024 Aug 13 10:17:43



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 19, 2024

DANA M. CATES
3409 PINE TOP DRIVE
VALRICO, FL 33594 US

SUBJECT: CATES HOLDINGS 2304, LLC
Ref. Number: W24000105099

We have received your document for CATES HOLDINGS 2304, LLC . However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Payment was not received. You may return the document with the appropriate fee amount. Please note that \$125 is needed to cover the filing fee.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Monique K Anderson
Regulatory Specialist II

Letter Number: 224A00015923

2024 A. 16 7:44 2024 AUG 16 PM 3:45

RECEIVED

ARTICLES OF ORGANIZATION OF CATES HOLDINGS 2304, LLC

ARTICLE I

Name and Principal Place of Business

The name of this limited liability company is CATES HOLDINGS 2304, LLC; the physical address of its principal office is 3405 Pine Top Drive, Valrico, Florida 33594, and its mailing address is 3405 Pine Top Drive, Valrico, Florida 33594.

ARTICLE II

Purposes

This limited liability company is organized for the purpose of and shall have the power to engage in any activity or business authorized under the Florida Statutes and, in general, to carry on any and all incidental business, to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.

ARTICLE III

Management and Exercise of Powers

Management of this limited liability company is reserved to the members. The names and addresses of the initial managing members are as follows:

**DANA M. CATES
3405 Pine Top Drive
Valrico, Florida 33594**

The powers of this limited liability company shall be exercised by or under the authority of, and the business and affairs shall be managed under, the direction of the members of this limited liability company.

This Article may be amended from time to time in accordance with the regulations of this limited liability company by majority vote of the members.

RECEIVED
JUL 15 2008
PM 5:35
SECRETARIES
OFFICE

ARTICLE IV

Duration

Except as provided below, this limited liability company shall exist in perpetuity or until dissolved in a manner provided by law or as provided in the regulations adopted by the members.

Upon the death, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in this limited liability company, this limited liability company shall be dissolved except upon consent of all remaining members.

ARTICLE V

Membership

Except as provided otherwise in any applicable Members Agreement, new members of this limited liability company may only be admitted upon unanimous consent. Contributions required of new members shall be determined as of the time of admission to this limited liability company.

Except as provided otherwise in any applicable Members Agreement, a member's interest in this limited liability company may not be sold, assigned, transferred, or conveyed without unanimous written consent of all members, and an assignee of an interest in this limited liability company may become a member only upon consent of all existing members.

ARTICLE VI

Capital Contributions

Initial capital contributions of real estate valued in the amount of Ten and no/100ths Dollars (\$10.00) shall be paid to this limited liability company by the members. Additional contributions will be made as required and as determined by unanimous consent of the members and will be made in such proportionate amounts as to maintain the capital accounts in the same proportion as arose from the original contribution set forth above.

ARTICLE VII

Profits and Losses

- A. **Profits.** After payment of the expenses of this limited liability company, each member shall be entitled to a distributive share of the profits of this limited liability company in accordance with an agreed upon formula or, in the absence of such formula, in proportion to each members' then outstanding contributed and not returned capital. The distributive share of the profits shall be determined and paid to the members by December 31st of each year.

ARTICLES OF ORGANIZATION OF CATES HOLDINGS 2304, LLC.

- B. **Losses.** Any losses which occur in the operation of this limited liability company shall be paid from the profits and capital of this limited liability company or, if the profits and capital are not sufficient to pay for these losses, by the members in proportion to their capital accounts.

ARTICLE VIII

Initial Registered Office and Registered Agent

The street address of the initial registered office of this limited liability company is 3405 Pine Top Drive, Valrico, Florida 33594, and the name of the initial registered agent of this limited liability company at that address is DANA M. CATES.

ARTICLE IX

Amendments

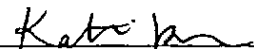
This limited liability company reserves the right to amend or repeal any provision contained in this Articles of Organization or any amendment thereto upon the affirmative vote of the members representing a majority of then outstanding contributed and not returned capital of this limited liability company.


IN WITNESS WHEREOF, the undersigned, being the original members of this limited liability company, certifies that this instrument constitutes the Articles of Organization of CATES HOLDINGS 2304, LLC.

Executed this 11th day of July 2024.

Signed sealed and delivered in the presence of:

Witnesses:


Katie Boles


Maureen Damiano


DANA M. CATES

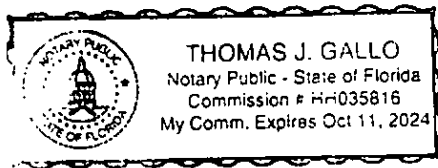
2024 A. 10 11 7:44

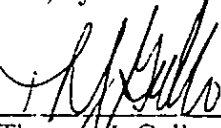
ARTICLES OF ORGANIZATION OF CATES HOLDINGS 2304, LLC.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me under oath this 11th day of July 2024, by DANA M. CATES, who produced a Florida Driver's License as personal identification. Sworn to (or affirmed) and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 11th day of July 2024, by DANA M. CATES.





Thomas J. Gallo
Notary Public State of Florida
My commission expires: October 11, 2024

ACKNOWLEDGEMENT:

Having been named as registered agent of the foregoing CATES HOLDINGS 2304, LLC, I hereby accept and agree to act in this capacity and agree to comply with the laws of the State of Florida in all respects.



DANA M. CATES

2024 JUL 10 11:44
ALL