

# L24000414226

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.

((H24000327983 3)))



H240003279833ABC5

**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 : COMPUTERSHARE  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)214-8442

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

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

**FLORIDA LIMITED LIABILITY CO.**  
**Magnolia Cottages at Deltona, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

FILED  
RECEIVED  
2024 SEP 30 PM 4:18  
2024 SEP 30 AM 10:07  
CLERK OF THE STATE  
TALLAHASSEE, FLORIDA  
TALLAHASSEE, FL

H24000327983

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Magnolia Cottages at Deltona, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Magnolia Cottages at Deltona, LLC  
2875 NE 191st Street Suite 305  
Aventura FL 33180

The mailing address of the Company's initial principal office is:  
Magnolia Cottages at Deltona, LLC  
2875 NE 191st Street Suite 305  
Aventura FL 33180

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Alan Benenson  
2875 NE 191st Street, Suite 305  
Aventura FL 33180

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

FILED  
2024 SEP 30 PM 4:18  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

H24000327983

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

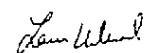
This will be a manager-managed company. The name and address of each manager is:

MAS Development, LLC  
2875 NE 191st Street Suite 305  
Aventura FL 33180

Article VII. Company Existence

The Company's existence shall begin effective as of September 26, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 9/26/2024.



---

COMPUTERSHARE GOVERNANCE SERVICES INC.

Lauren Underwood, Special Secretary

Computershare Governance Services Inc.  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

FILED  
2024 SEP 30 PM 4:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H24000327983

H24000327983

## STATEMENT OF REGISTERED AGENT

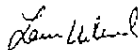
### LIMITED LIABILITY COMPANY:

Magnolia Cottages at Deltona, LLC

### REGISTERED AGENT/OFFICE:

Alan Benenson  
2875 NE 191st Street, Suite 305  
Aventura FL 33180

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



ALAN BENENSON

Lauren Underwood, Attorney-in-Fact

Date: September 26, 2024.

FILED  
2024 SEP 30 PM 4:18  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

Computershare Governance Services Inc.  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

H24000327983