

L240000529 306

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

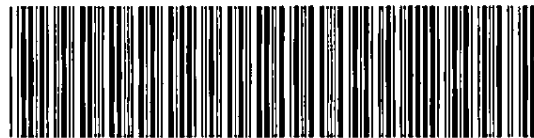
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100441409691

FILED
2024 DEC 26 AM 9:47
MILWAUKEE, WI

FLORIDA CAPITAL COURIER SERVICES, INC
2330 CLARE DRIVE
TALLAHASSEE, FL 32309
(850) 524-54372
(850) 524-6243

Please use funds from the account 120210000160: \$130

Authorization Signature Joseph - Photo

207 Bahia Vista, LLC

Business

#Document

Walk in

Will wait

 Certified Copies of the Articles of Incorporation

 X Certificate of Status

NEW FILINGS

 Profit

 Not for Profit

 X LLC

 Domestication

 INC

 CORP

 OTHER

AMENDMENTS

 Amendment

 Resignation of R.A.

 Change of Registered Agent

 Dissolution/Withdrawal

 Conversion

 Statement of Authority

 Merger

 Amended and Restated Articles

OTHER FILINGS

 Annual Report

 X Fictitious Name

 Statement of Authority

 APOSTIL

 COUNTRY

REGISTRATION/QUALIFICATIONS

 Foreign Filing

 Partnership

 Reinstatement

 Statement of CORRECTION

 Domestication of a Foreign Corp.

 Other

EXAMINER'S INITIALS:

2024 DEC 26 AM 9:47

FILED

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: 207 BAHIA VISTA, 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:

Joseph Sozzani or Teresa Fillmon or other representative of Florida Capital Courier Services

Name of Person

207 Bahia Vista LLC

Firm/Company

222 West Bay Drive

Address

Largo, Florida 33770

City/State and Zip Code

joseph.sozzani@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Joseph Sozzani

727

687-8814

at ()

Name of Person

Area Code

Daytime Telephone Number

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

2024 DEC 26 AM 9:47
FILED

ARTICLES OF ORGANIZATION

OF

207 BAHIA VISTA, LLC

Pursuant to the laws of the State of Florida, §605.0201 & Chapter 608, Florida Statutes,
the undersigned hereby certifies that it has formed a limited liability company.

ARTICLE I

Name

The name of the limited liability company shall be **207 Bahia Vista, LLC**.

ARTICLE II

Address and Place of Business

The mailing address and principal place of business for the limited liability company is:
222 West Bay Dr., Largo, Florida 33770.

ARTICLE III

Registered Agent

PURSUANT TO THE PROVISIONS OF CHAPTER 608 THE FLORIDA STATUTES,
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED AGENT AND REGISTERED
AGENT'S MAILING ADDRESS, IN THE STATE OF FLORIDA. The limited liability company
may change its registered office or its registered agent or both by filing with the Department of
State of the State of Florida a statement complying with § 608.416, Florida Statutes. Joseph R.
Sozzani is specifically authorized to sign and file such affidavits as may be required under §
608.407, Florida Statutes.

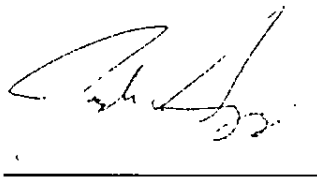
FILED
2024 DEC 26 AM 9:47
HALL COUNTY CLERK
TALLAHASSEE, FLORIDA

1. The name of the limited liability company is: **207 Bahia Vista, LLC.**
2. The name and Florida mailing address of the registered agent and principal office of 207 Bahia Vista, LLC is:

Joseph Sozzani
222 West Bay Dr.
Largo, Florida 33770

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 the obligations of my position and accept the obligations of Chapter 605, F.S..

Signed and dated this 26th day of December, 2024.



Joseph R. Sozzani
Registered Agent & Manager

ARTICLE IV

Effective Date and Period of Duration

The limited liability company shall have an effective date and begin existence on the day of filing, and shall continue into perpetuity, or until dissolved in a manner provided by law or by an operating agreement adopted by the Members of the limited liability company.

ARTICLE V

Purposes

The limited liability company may engage in the transaction of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida or elsewhere as authorized.

ARTICLE VI

General Powers

The limited liability company shall have the power to:

(a) Purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, or otherwise deal in or with real or personal property, or an interest in real or personal property, wherever situated.

(b) Sell, convey, mortgage, pledge, create a security interest, lease, exchange, transfer or otherwise dispose of all or any part of its property or assets.

(c) Purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, use or deal in or with:

(i) Shares or other interests in or obligations of other foreign or domestic limited liability companies, domestic or foreign corporations, associations, general or limited partnerships or individuals; or

(ii) Direct or indirect obligations of the United States or any other government, state, territory, governmental district or municipality, or of any instrumentality thereof.

(d) Make contracts or guarantees or incur liabilities; borrow money at such rates of interest as the limited liability company may determine; issue its notes, bonds, or other obligations or secure any of its obligations by mortgage or pledge of all or any part of its property, assets, franchises or income.

(e) Lend money for any lawful purpose, invest or reinvest its funds, or take and hold real or personal property as security for the payment of funds so loaned or invested.

(f) Conduct its business, carry on its operations and have offices, and exercise the powers granted by Florida law, within or outside the State of Florida.

(g) Elect or appoint managers and agents, define their duties, and fix their compensation.

(h) Make and alter an operating agreement not inconsistent with these Articles of Organization or the laws of the State of Florida.

(i) Make donations to the public welfare or for charitable, scientific or educational purposes.

(j) Indemnify a Member or any other person to the same extent as a corporation may indemnify any of the directors, officers, employees, or agents of the corporation against expenses actually and reasonably incurred by him or it in connection with the defense of an action, suit, or proceeding, whether civil or criminal, in which he or it is made a party.

(k) Cease its activities and surrender this Certificate of Organization.

(l) Have and exercise all powers necessary or convenient to affect any or all of the purposes for which the limited liability company is organized.

(m) Transact any lawful business which the Members or the managers find to be in aid of governmental policy.

(n) Pay and establish profit-sharing plans and other incentive plans for any or all of its managers and employees.

(o) Be a promoter, incorporator, general partner, limited partner, Member, associate, or manager of any corporation, partnership, limited partnership, limited liability company, joint venture, trust, or other enterprise.

(p) Have and exercise all other powers necessary or convenient to affect its purposes.

ARTICLE VII

Management

The management of the limited liability company shall be vested in the Members. The Members shall have the powers granted to them in the Operating Agreement, if such agreement is adopted by the Company or as otherwise available under the laws of the State of Florida.

ARTICLE VIII

Continuity of Business

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the business of the limited liability company shall not cease and the limited liability company shall not be dissolved unless the business of the limited liability company is terminated by the consent or agreement of the majority of the remaining Members interests. Notwithstanding the death, retirement, resignation, expulsion or bankruptcy of a Member, all contracts authorized by the limited liability company and executed by such Member in his or its representative capacity shall survive and shall inure to the benefit of the limited liability company.

ARTICLE IX

Restrictions on Membership

No new Members shall be admitted to the limited liability company without the prior consent of a majority of the existing Members interests. Contributions required of new Members shall be determined as of the time of their admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except in compliance with the Operating Agreement of the limited liability company. Additional restrictions and conditions on membership may be set forth in Operating Agreement.

ARTICLE X

Operating Agreement

The Members of the limited liability company may adopt an operating agreement pertaining to the regulation, management and affairs of the limited liability company, provided that such operating agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The operating agreement shall be repealed or altered only by the Members of the limited liability company, in the manner now or hereafter prescribed by the laws of the State of Florida.

ARTICLE XI

Acknowledgment

The undersigned, being the Members of the limited liability company, hereby certifies that the foregoing constitutes the Articles of Organization of **207 BAHIA VISTA, LLC**. These Articles of Organization may be amended from time to time by the Members in the manner now or hereafter prescribed by the laws of the State of Florida.

ARTICLE XII

Voting

Each Member's vote shall be weighted in proportion to the Member's initial capital accounts plus any additional capital contributed by the Members at the request of the limited liability company.

FILED
2024 DEC 26 AM 9:47
CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA

ARTICLE XIII

Members

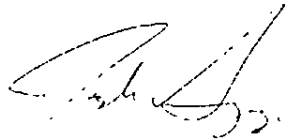
The name and address of the Member(s) authorized to manage and control the limited liability company are:

<u>Title</u>	<u>Name and Address</u>
MGR	Joseph R. Sozzani 222 West Bay Drive Largo, Florida 33770

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on this 26th day of December, 2024. 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.

Signed:



Joseph R. Sozzani
Manager