

L21000499585

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.

((H21000431682 3))



H210004316823ABC.

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 : FORWARD LAW FIRM,P.A.
Account Number : I20090000062
Phone : (407)621-4200
Fax Number : (407)621-4210

2021 NOV 23 AM 10: 03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

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

Email Address: Corporations@forwardlawfirm.com

FLORIDA LIMITED LIABILITY CO.
Valencia Real Estate Holdings, LLC

Table with 2 columns: Description and Value. Rows include Certificate of Status (1), Certified Copy (0), Page Count (05), and Estimated Charge (\$130.00).

T. BURCH
NOV 24 2021

((H21000431682 3))

ARTICLES OF ORGANIZATION

The undersigned, pursuant to the provisions of Chapter 605 of the Florida Statutes (the "Act"), for the purpose of forming a limited liability company, named Valencia Real Estate Holdings, LLC (the "Company"), under the laws of Florida, sets forth the following articles of organization:

ARTICLE I NAME

The name of the limited liability company is:

Valencia Real Estate Holdings, LLC

ARTICLE II ADDRESSES

The Company's mailing address is:

311 Valencia Shores Drive
Winter Garden, Florida 34787

The Company's principal place of business is located at:

311 Valencia Shores Drive
Winter Garden, Florida 34787

ARTICLE III PURPOSE

The Company is organized for the purpose of conducting any and all business and activities permitted by the Act and any other applicable laws of the State of Florida and the United States of America. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

ARTICLE IV DURATION

Unless earlier terminated under the Act or the Company's written operating agreement, the duration of the Company is perpetual.

((H21000431682 3))

FILED
2021 NOV 23 AM 10:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

((H21000431682 3))

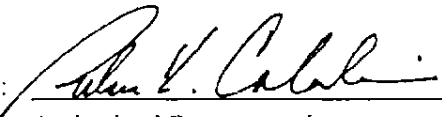
**ARTICLE V
REGISTERED OFFICE AND AGENT**

The initial registered agent, and registered office in Florida for the Company, is:

Assured Compliance Services, LLC
175 Lookout Place, Suite 100
Maitland, FL 32751

The undersigned is familiar with and accepts the duties and responsibilities as registered agent for the Company stated under § 605.0113(3), Fla. Stat.; namely, (a) to forward to the limited liability company or registered foreign limited liability company, at the address most recently supplied to the agent by the company or foreign limited liability company, a process, notice, or demand pertaining to the company or foreign limited liability company which is served on or received by the agent, and (b) if the registered agent resigns, to provide the notice required under § 605.0115(2) to the company or foreign limited liability company at the address most recently supplied to the agent by the company or foreign limited liability company.

ASSURED COMPLIANCE SERVICES, LLC

By: 
Authorized Representative

**ARTICLE VI
CAPITAL CONTRIBUTIONS**

The members may contribute capital to the Company in the manner prescribed by the Company's written operating agreement executed by all members, as it may be amended from time to time.

**ARTICLE VII
MEMBERSHIP**

Except as expressly provided in a written operating agreement executed by all members, the Company shall have at least one member at all times, and new members are admitted upon the prior, unanimous written agreement of all then-existing managers.

((H21000431682 3))

((H21000431682 3))

Notwithstanding any oral or written agreement to the contrary, a person or entity who is a prospective member of the Company does not attain status as a member unless the Company has issued to that prospective member a valid equity unit certificate in the name of the member that is signed by the Company's manager or other duly authorized representative. The certificate need not be sealed. The certificate may be dated on a date that is different from the date of its execution, and, if so dated, a prospective member's status as a member is thereby made effective retroactively or prospectively according to the date on the certificate. The certificate shall be in digital form and maintained by the Company.

**ARTICLE VIII
EFFECT OF FORECLOSURE AND CHARGING ORDER ON MEMBERSHIP
INTEREST**

As long as the Company has more than one member, the remedy of foreclosure or charging order on a judgment debtor's interest in the limited liability company or against rights to distribution from the limited liability company is not available, and if any attempt to foreclose on a member's interest is successful, the Company shall immediately purchase the foreclosed interest for \$1.00. If any attempt to enforce a charging order is successful, the Company shall no longer issue distributions of profits or losses to the membership interest effected by such an order, until the effect of such an order is removed. Such distributions of profit and losses which would normally be issued to such membership interest effected by a charging order, but are withheld, shall be distributed to the remaining membership interest on a pro rata basis. Nothing in this section should be construed to reduce Member's debtor rights under the law.

**ARTICLE IX
SECURITY INTEREST IN COMPANY AND COMPANY ASSETS**

No party is granted a consensual security interest in the Company membership interest or assets to pursue the remedies available to a secured creditor under section 605.0503 of the Act or any other law applicable to secured creditors, without the written approval of all Members.

**ARTICLE X
CONTINUITY**

Unless otherwise expressly provided in a written operating agreement, on the death,

((H21000431682 3))

((H21000431682 3))

retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the Company, or upon any other event that, under the Acts, would result in dissolution of the Company, the business of the Company may be continued and the Company will not be dissolved without the written consent of the Company's remaining members.

**ARTICLE XI
MANAGEMENT**

Unless otherwise as expressly provided in a written operating agreement, the Company will be managed by a manager or managers.

The initial managers of the Company and managers addresses are:

Joseph L. Lewandowski
311 Valencia Shores Drive
Winter Garden, Florida 34787

Kerry A. Moynihan
311 Valencia Shores Drive
Winter Garden, Florida 34787

FILED
2021 NOV 23 AM 10:03
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLE XII
INDEMNITY**

Unless otherwise expressly in a written operating agreement, the Company shall indemnify any member, manager, or former member or manager to the full extent permitted under the Act.

**ARTICLE XIII
EFFECTIVE DATE**

Pursuant to §605.0207(6)(b), Fla. Stat., the effective date of organization for the Company is November 23, 2021.

Signature of the Company's Duly Authorized Representative:



Philip K. Calandrino
Attorney at Law/Agent for Organizer
Florida Bar No. 143730

((H21000431682 3))