

Florida Department of State  
 Division of Corporations  
 Electronic Filing Cover Sheet

**L25000006183**

**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.**

((H25000006387 3)))



H250000063873AEC+

**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 : MACFARLANE FERGUSON & MCMULLEN  
 Account Number : 076077001654  
 Phone : (813)273-4229  
 Fax Number : (813)273-4500

CHATHAM  
 JAN - 6 2025

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

Email Address: SCOTT.GUINAND@gmail.com

RECEIVED

2025 JAN - 6 PM 4:25

SECRETARY OF STATE  
 TALLAHASSEE, FL

**FLORIDA LIMITED LIABILITY CO.**  
**100 Bluffs Way LLC**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

SECRETARY OF STATE  
 TALLAHASSEE, FL

2025 JAN - 6 AM 9:50

FILED

DocuSign Envelope ID: 94A4EE7D-98FB-4908-B9DE-498140360E4E

(((H25000006387 3)))

**ARTICLES OF ORGANIZATION  
OF  
100 BLUFFS WAY LLC**

The undersigned subscriber to these Articles of Organization, a natural person competent to contract, does hereby form a limited liability company under the laws of the State of Florida.

**ARTICLE I  
Name**

The name of the limited liability company shall be 100 Bluffs Way LLC.

**ARTICLE II  
Address and Place of Business**

The mailing address and principal place of business for the limited liability company is:

682 Indian Rocks Road N.  
Belleair Bluffs, Florida 33770

**ARTICLE III  
Period of Duration**

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

**ARTICLE IV  
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, subject to any restrictions in the company's operating agreement.

**ARTICLE V  
Registered Office and Registered Agent**

The street address of the limited liability company's initial registered office is:

Condria LLC  
682 Indian Rocks Road N  
Belleair Bluffs, Florida 33770

The initial registered agent at such address is Condria LLC. 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 Section 605, Florida Statutes. Condria LLC is specifically authorized to sign and file such Affidavits as may be required under Section 605.0203(1)(b), Florida Statutes.

FILED  
2025 JAN -6 AM 9:50  
SECRETARY OF STATE  
TALLAHASSEE, FL

(((H25000006387 3)))

DocuSign Envelope ID: 94A4EE7D-98F8-4938-B9DE-486140350E4E

(((H25000006387 3)))

## **ARTICLE VI**

### **Management**

The management of the limited liability company, unless otherwise provided in the articles of organization or the operating agreement, shall be vested in a Board of Managers. The authorized representative shall be:

Scott Guinand  
682 Indian Rocks Road N  
Belleair Bluffs, Florida 33770

## **ARTICLE VII**

### **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 all remaining members.

## **ARTICLE VIII**

### **Operating Agreement**

The members of the limited liability company shall adopt an operating agreement which shall act as the operating agreement of the members 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 set forth in the operating agreement.

## **ARTICLE IX**

### **Acknowledgment**

The undersigned subscriber does hereby certify that the foregoing constitutes the proposed Articles of Organization of 100 Bluffs Way LLC.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 6<sup>th</sup> day of January, 2025.

Signed by:  
Scott Guinand  
Scott Guinand  
Authorized Representative

SECRETARY OF STATE  
TALLAHASSEE, FL

2025 JAN -6 AM 9:50

FILED

(((H25000006387 3)))

DocuSign Envelope ID: 94A4EE7D-98FB-4908-B9DE-498140350E4E  
(((H25000006387 3)))

**CERTIFICATE OF DESIGNATION  
OF  
REGISTERED AGENT/REGISTERED OFFICE**

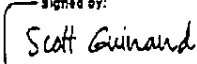
PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is 100 Bluffs Way LLC.
2. The name and address of the registered agent and office is:

Condria LLC  
682 Indian Rocks Road N.  
Belleair Bluffs, 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 and accept the obligations of my position as registered agent.

Dated this 6<sup>th</sup> day of January, 2025.

Signed by:  
  
\_\_\_\_\_  
Scott Guinand, as manager of Condria LLC  
Registered Agent

FILED  
2025 JAN -6 AM 9:50  
SECRETARY OF STATE  
TALLAHASSEE, FL

(((H25000006387 3)))