

1/14/2025 3:37 PM MCG

1/14/25, 4:29 PM

L25 0000 20623

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.

((H25000016782 3)))



H250000167823ABC+

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 : MAYNARD NEXSEN PC
Account Number : I20220000140
Phone : (407)647-2777
Fax Number : (407)647-2157

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

Email Address: Bmuls@maynardnexsen.com

RECEIVED

2025 JAN 14 PM 4:59

SECRETARY OF STATE
TALLAHASSEE, FL

**FLORIDA LIMITED LIABILITY CO.
JTD Land at Cedar Landings GP, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

FILED
2025 JAN 14 PM 5:04
SECRETARY OF STATE
TALLAHASSEE, FL

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

**ARTICLES OF ORGANIZATION
OF
JTD LAND AT CEDAR LANDINGS GP, LLC**

The undersigned, pursuant to the provisions of Florida Statutes Chapter 605, the Florida Revised Limited Liability Company Act (the "LLC Act"), for the purpose of forming a limited liability company under the laws of Florida, provides the following:

ARTICLE I - NAME

The name of the limited liability company is **JTD Land at Cedar Landings GP, LLC** (the "Company").

ARTICLE II - DURATION

The period of duration for the Company shall be **perpetual**, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

ARTICLE III – PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The initial mailing address and street address of the principal office of the Company are as follows

1. The Principal Office location of the Company is:
210 Hangar Road
Kissimmee, Florida 34741
2. The Mailing Address of the Company is:
210 Hangar Road
Kissimmee, Florida 34741

These addresses may be changed from time to time as provided in the Company's Operating Agreement.

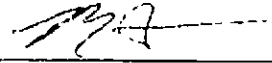
**ARTICLE III - CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

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

1. The name and the Florida street address of the registered agent are:
Maynard Nexsen PC Corporation
200 East New England Avenue, Suite 300
Winter Park, Florida 32789

FILED
2025 JAN 14 PM 5:04
CLERK OF DISTRICT COURT
JUDICIAL CIRCUIT IN AND FOR
THE SEVENTEENTH JUDICIAL CIRCUIT
IN FLORIDA

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 as provided for in Chapter 605, F.S.



Brian A. Mills, Esquire, for the Firm

ARTICLE V - MEMBERS

The Company shall have at least one member and may admit additional members as the Company's Operating Agreement may provide.

ARTICLE VI - MANAGEMENT

The Company shall be manager-managed and shall be managed by one or more managers appointed by its members in accordance with the terms of the operating agreement. The members shall designate the managers, who may also be members, at an annual meeting. The initial managers, who may serve until the first annual meeting of the members, are:

1. Craig Harris, Manager
210 Hangar Road
Kissimmee, Florida 34741

ARTICLE VII - CONTINUITY

The Company shall not be dissolved upon the death, retirement, resignation, expulsion, dissolution, or any other event that terminates the membership of a member in the Company, or would result in dissolution of the Company. In accordance with the terms of its Operating Agreement, the Company shall not be dissolved without the written consent of the Company's remaining members.

ARTICLE VIII - EFFECTIVE DATE

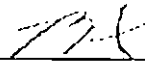
The effective Date for the Company shall be the **date of filing** with the State of Florida Division of Corporations.

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be as provided in the Company Operating Agreement.

[Signature to Follow on the Next Page]

(In accordance with Section 605.0203(1)(b) Florida Statutes,
the execution of this affidavit constitutes an affirmation under
the penalties of perjury that the facts stated herein are true)

A handwritten signature in black ink, appearing to be "M. A.", is written over a horizontal line.

Signature of a member or authorized
Representative of a member