

L250000035044

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

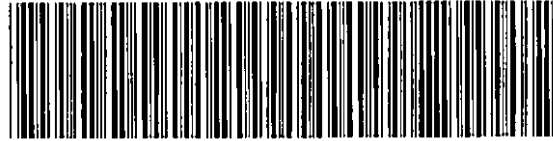
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800442589968

FILED
2025 JAN 29 PM 9:47
CLERK OF COURT
STATE OF TEXAS
COUNTY OF DALLAS

RECEIVED
2025 JAN 29 PM 3:26
CLERK OF COURT
STATE OF TEXAS
COUNTY OF DALLAS

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

Please use funds from the account I20210000160: \$125.00

Authorization Signature Jon Felt

179 Royal Palm Drive, LLC

Business

#Document

Walk in

Will wait

☐ Certified Copies of articles
☐ Certificate of Status

NEW FILINGS

☐ Profit
☐ Not for Profit
☒ LLC
☐ Domestication
☐ INC
☐ CORP
☐ OTHER

AMENDMENTS

☐ Amendment
☐ Resignation of R.A.
☐ Change of Registered Agent
☐ Revocation of Dissolution
☐ Conversion
☐ Statement of Authority
☐ Merger
☐ Restated Articles

OTHER FILINGS

☐ TRANSMITTAL LETTER
☐ 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: _____

2025 JUN 29 AM 9:47

FILED

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

Please use funds from the account I20210000160: \$125.00

Authorization Signature James Cull
179 Royal Palm Drive, LLC

Business

#Document

Walk in

Will wait

☐ Certified Copies of articles
☐ 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
☐ Revocation of Dissolution
☐ Conversion
☐ Statement of Authority
☐ Merger
☐ Restated Articles

OTHER FILINGS

☐ TRANSMITTAL LETTER
☐ 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: _____

FILED
2025 JUN 29 PM 9:47
TALLAHASSEE, FL
CLERK OF CIRCUIT COURT

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: 179 Royal Palm Drive, 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:

Ryan E. Willits

Name of Person

Willits & Associates, P.A.

Firm/Company

2325 N. Ocean Blvd., FL 2

Address

Boca Raton, FL 33431

City/State and Zip Code

ryan@floridadirtlawyers.com

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

2025 JUN 29 PM 9:47

FILED

For further information concerning this matter, please call:

Ryan E. Willits 561 353-2400
Name of Person at () 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

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

179 Royal Palm Drive, LLC

(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

2400 East Las Olas Blvd.

Suite B

Fort Lauderdale, FL 33301

Mailing Address:

2400 East Las Olas Blvd.

Suite B

Fort Lauderdale, FL 33301

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Richard Ndjoa

Name

2400 East Las Olas Blvd., Suite B

Florida street address (P.O. Box **NOT** acceptable)

Fort Lauderdale

FL

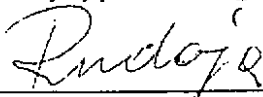
33301

City

State

Zip

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..



Registered Agent's Signature (REQUIRED)

(CONTINUED)

FILED
2025 JUN 29 PM 9:47
CLERK OF DISTRICT COURT
STATE OF FLORIDA

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

Name and Address:

MGR

Kolec N. Ndoja
2400 East Las Olas Blvd., Suite B
Fort Lauderdale, FL 33301

MGR

Margerita Ndoja
2400 East Las Olas Blvd., Suite B
Fort Lauderdale, FL 33301

(Use attachment if necessary)

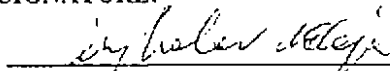
ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

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.

Kolec N. Ndoja

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

2025 JUN 29 PM 5:47

FILED