

Memorandum

Date: March 22, 2021

The buyer of 17550 CR 455 will become one of the three members of DND Florence LLC. Arthur Nix will be replaced as one of the members with the buyer. Attached are the Incorporation documents. LLC owns the lake front parcel and all improvements which includes the dock.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
DND FLORENCE LLC

Filing Information

Document Number	L04000037550
FEI/EIN Number	20-2377457
Date Filed	05/18/2004
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/06/2006

Principal Address

ARTHUR NIX
17550 C.R. 455
MONTVERDE, FL 34736

Changed: 05/04/2008

Mailing Address

ARTHUR NIX
17550 C.R. 455
MONTVERDE, FL 34736

Changed: 05/04/2008

Registered Agent Name & Address

NIX, ARTHUR C
17550 C.R. 455
MONTVERDE, FL 34756

Authorized Person(s) Detail

Name & Address

Title P

DAVIDSON, MICHAEL
17615 GLADYS STREET
MONTVERDE, FL 34736

Title S

NIX, ARTHUR C

NIX, ARTHUR C
17550 C.R. 455
MONTVERDE, FL 34756

Title T

DONOFRIO, WALTER J
17612 GLADYS STREET
MONTVERDE, FL 34736

Annual Reports

Report Year	Filed Date
2015	01/09/2015
2016	02/24/2016
2017	02/11/2017

Document Images

02/11/2017 -- ANNUAL REPORT	View image in PDF format
02/24/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
03/18/2014 -- ANNUAL REPORT	View image in PDF format
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04/03/2007 -- ANNUAL REPORT	View image in PDF format
10/06/2006 -- REINSTATEMENT	View image in PDF format
04/01/2005 -- ANNUAL REPORT	View image in PDF format
05/18/2004 -- Florida Limited Liabilites	View image in PDF format

L04000037550

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

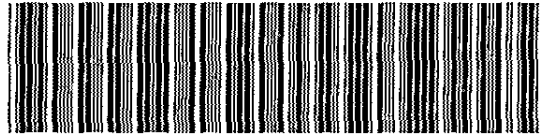
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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TALLAHASSEE, FLORIDA

DND Florence LLC

- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☒ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☒ Cert. Copy
- ☐ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Courier

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

ARTICLES OF ORGANIZATION

of

DND Florence LLC

The undersigned Organizer, for the purpose of forming a Limited Liability Company under the Florida Limited Liability Company Act, adopts the following Articles of Organization for such company:

ARTICLE ONE. NAME

The name of the proposed company is DND Florence, LLC

ARTICLE TWO. NATURE OF BUSINESS

The company may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE THREE. ADDRESS

The initial street and mailing address of the principal office of the proposed company in the State of Florida is:

c/o Michael Davidson
17615 Gladys St.
Montverde, FL 34736

ARTICLE FOUR. MANAGEMENT OF COMPANY

The company is a manager-managed company that will not have a board of directors, and all of the company powers shall be exercised by, and the business and affairs of the company shall be managed under the direction of, the President, who shall be elected by the members. In the event of any ambiguity, the President may also be referred to as the sole manager of this manager-managed company.

ARTICLE FIVE. OFFICERS

The officers of the company shall consist of a President, a Secretary, and a Treasurer, and such other assistant officers and agents as may be deemed necessary, each of whom shall be elected by the members at such time and in such manner as may be prescribed by the operating agreement. One (1) person may hold all or more than one (1) office. The duties, obligations, terms, and conditions of each office are as set forth by statute and the operating agreement.

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ARTICLE SIX. INITIAL OFFICERS

The initial officers of the company and their addresses are:

President	Michael Davidson 17615 Gladys St. Montverde, FL 34736
Secretary	Arthur C. Nix 17550 C.R. 455 Montverde, FL 34756
Treasurer	Walter J. Donofrio 17612 Gladys Street Montverde, FL 34736

ARTICLE SEVEN. REGISTERED OFFICE AND AGENT

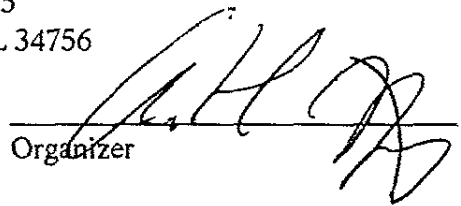
The name of its initial registered agent and the street and mailing address of the initial registered office of the company is:

Arthur C. Nix
17550 C.R. 455
Montverde, FL 34756

ARTICLE EIGHT. ORGANIZERS

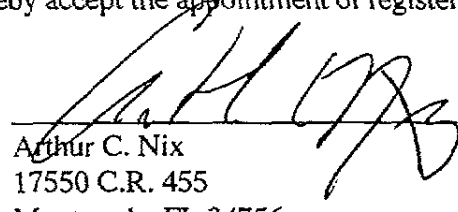
The name and mailing address of each organizer is:

Arthur C. Nix
17550 C.R. 455
Montverde, FL 34756


Organizer

ACCEPTANCE OF REGISTERED AGENT
for DND Florence LLC

I, the undersigned, being familiar with and accepting the obligations of the position as provided for in Chapter 608, Florida Statutes, do hereby accept the appointment of registered agent of DND Florence LLC on May 15, 2004


Arthur C. Nix
17550 C.R. 455
Montverde, FL 34756

Aerial



December 7, 2017

1:500

pointLayer



Override 1

polygonLayer



Override 1



County Boundary

Street Names



Local Streets

Subdivision Lot Numbers



Address Locations

Property Name

Tax Parcels Alternate Key



Tax Parcels



Surrounding Counties

