

L20000331541

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

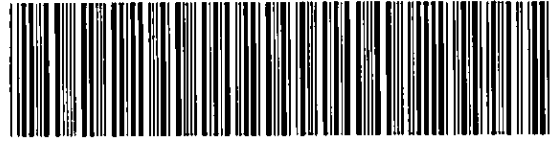
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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RECEIVED  
2020 OCT 27 PM 2:12  
STATE SECRETARY OF STATE  
DIVISION OF CORPORATION  
TALLAHASSEE, FLORIDA

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2020 OCT 27 PM 12:09  
SECRETARY OF STATE  
TALLAHASSEE, FL

N. C.  
OCT

CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 467479 , 80420A

AUTHORIZATION :

*Squibb*

COST LIMIT : \$ 155.00

ORDER DATE : October 23, 2020

ORDER TIME : 10:46 AM

ORDER NO. : 467479-005

CUSTOMER NO: 80420A

DOMESTIC FILING

NAME: SKY GARDENS LLC

EFFECTIVE DATE:

\_\_\_\_\_ ARTICLES OF INCORPORATION  
\_\_\_\_\_ CERTIFICATE OF LIMITED PARTNERSHIP  
XX \_\_\_\_\_ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX \_\_\_\_\_ CERTIFIED COPY,  
\_\_\_\_\_ PLAIN STAMPED COPY  
\_\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Robinson - EXT. 62968

EXAMINER'S INITIALS: \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FL

**ARTICLES OF ORGANIZATION OF**  
Sky Gardens Residences LLC

The Undersigned, being authorized to execute and file these Articles of Organization to form the Limited Liability Company hereinafter named, hereby certifies that:

**ARTICLE I — NAME:**

The name of the Limited Liability Company is: Sky Gardens Residences LLC

**ARTICLE II — Address:**

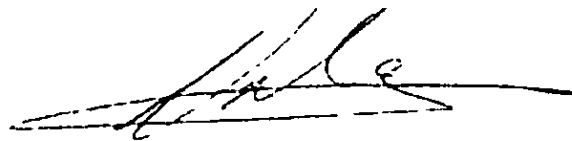
The mailing address and street address of the principal office of the Limited Liability Company is: 1019 Kane Concourse, Suite #202F, Bay Harbor Islands, Florida 33154.

**ARTICLE III — Designation of Registered Agent and Registered Office:**

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

Neal I. Sklar  
One SE Third Avenue  
Suite 2000  
Miami, Florida 33131

Having been named as Registered Agent and to accept service of process for the above named Limited Liability Company at the place above 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.



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Registered Agent – Neal I. Sklar

**ARTICLE IV — Management:**

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

<u>Title</u>	<u>Name and Address</u>
MGR	CEO ID MANAGEMENT, LLC (a Florida limited liability company) 1019 Kane Concourse, Suite #202F Bay Harbor Islands, Florida 33154

**ARTICLE V —Effective Date**

The effective date of the existence of this Limited Liability Company shall be the date of filing of these Articles of Organization in the office of the Secretary of State of Florida.

**ARTICLE VI – Purpose and Powers:**

The Limited Liability Company is organized for the purpose of the conduct of any and all lawful business for which a limited liability company may be organized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, and may do and perform any and all acts and deeds lawful to be done and performed by a limited liability company under said law, all within any state in the United States of America and in any foreign country in which it may do business. Without limiting the foregoing, the limited liability company is organized for the purpose of owning, operating, managing, leasing, selling, repairing, replacing, improving and financing, on a secured and unsecured basis, real and personal property of every kind, nature and description, including general and limited partnership interests and membership interests in limited liability companies.

The Limited Liability Company shall have the same powers as an individual to do all things necessary or convenient to conduct its business and affairs, including, without limitation, all powers now and hereafter authorized under the laws of the United States, the State of Florida and any other State or Country in which the Company may own property.

**ARTICLE VII — Duration:**

The period of duration for the Limited Liability Company shall be perpetual.

**ARTICLE VIII – Admission of Additional Members:**

Additional members may be admitted to the Limited Liability Company only with the consent in writing of all members and such admission shall be upon such terms and conditions as

shall be established in writing by said members.

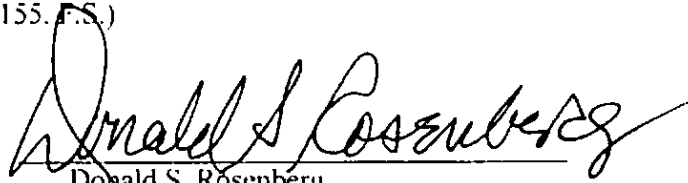
### ARTICLE IX – Execution of Instruments and Documents

Any instrument or document with respect to the acquisition, ownership, operations, financing or disposition of any property or other assets of the Limited Liability Company, including but not limited to deeds, bills of sale, notes, bonds, mortgages, leases, releases and contracts of every nature executed by the Manager of the Limited Liability Company shall be valid and binding upon all Managers (if more than one (1) Manager may be serving at any time) and the Limited Liability Company.

### ARTICLE X – Regulations

Regulations for the management and regulation of the affairs of the Limited Liability Company may only be adopted, amended and repealed by written instrument executed by all of the members, except as may be provided in the Regulations.

**IN WITNESS WHEREOF**, these Articles of Organization have been subscribed by the undersigned authorized representative of the members this 20th day of October, 2020. (In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. 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.)

  
Donald S. Rosenberg

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SECRETARY OF STATE  
TALLAHASSEE, FL

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