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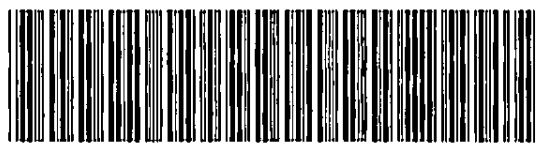
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2020 FEB -5 AM 9:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
WILBUR HOMES II, LLC**

I, the undersigned, hereby make, subscribe, acknowledge, and file, with the Secretary of State of the State of Florida, these Articles of Organization for the purpose of forming a Limited Liability Company in accordance with the laws of the State of Florida, as the same may be amended from time to time.

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act).

**ARTICLE I
NAME**

The name of this Limited Liability Company is **Wilbur Homes II, LLC**.

**ARTICLE II
COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of this Limited Liability Company (the "Company") shall commence as of the date of the filing of these Articles of Organization with the Florida Secretary of State, Division of Corporations, and it shall thereafter have perpetual existence.

**ARTICLE III
MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**2841 Executive Drive, Suite 100
Clearwater, FL 33762**

and such other place or places in or outside of the State of Florida as the Company may determine from time to time.

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TALLAHASSEE, FLORIDA

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ARTICLE IV
REGISTERED AGENT

The initial Registered Agent and Registered Office of the Company shall be:

The Cohrs Law Group, P.A.
2841 Executive Drive, Suite 120
Clearwater, Florida 33762

ARTICLE V
PURPOSE

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

ARTICLE VI
OPERATING AGREEMENT

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles.

ARTICLE VII
INITIAL MEMBERS

The name and business address of the initial Member of this Company is:

Franterra Real Estate, LLC
2841 Executive Drive, Suite 100
Clearwater, FL 33762

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ARTICLE VIII
MANAGEMENT OF BUSINESS

The conduct and management of the Company, pursuant to specific rules regarding the rights and duties of the Members as enumerated in the Operating Agreement of the Company, shall be vested in a Board of Managers and the Company shall be designated as a manager managed entity.

ARTICLE IX
INITIAL MANAGERS

The name and business address of the initial members of the Board of Managers of this Company are:

Jeffrey T. Gordon
2841 Executive Drive, Suite 100
Clearwater, FL 33762

Kevin R. Gordon
2841 Executive Drive, Suite 100
Clearwater, FL 33762

Kenneth A. Gordon
2841 Executive Drive, Suite 100
Clearwater, FL 33762

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Any member of the Board of Managers may be removed or replaced by the majority vote of the Members of the Company.

ARTICLE X
OWNERSHIP OF PROPERTY

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

ARTICLE XI
TRANSFERABILITY OF MEMBERS' INTEREST

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the unanimous written consent of all the remaining Members of the Company if the transferee intends to become a Member. Without this consent, the transferee shall not be entitled to become a Member or to participate in the management of the Company.

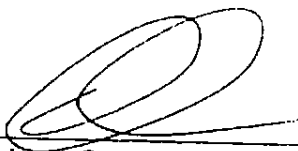
ARTICLE XII
ADMISSION OF NEW MEMBERS

Additional Members may be admitted from time to time on such terms and conditions as are set forth by a unanimous vote of all existing Members.

ARTICLE XIII
AMENDMENTS

These Articles may be amended from time to time by the majority of the Members, and the amendments shall be filed with the Florida Department of State, duly signed by an Authorized Representative of the Company.

IN WITNESS WHEREOF, the undersigned, as an authorized agent and representative for all Members, has executed these Articles of Organization on this 3rd day of February, 2020.

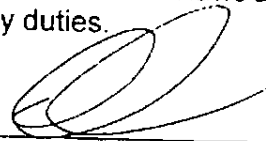


Denis A. Cohrs, authorized agent

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TALLAHASSEE, FLORIDA

**CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.



Denis A. Cohrs

Date: February 3, 2020

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2020 FEB - 5 AM 9:00
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TALLAHASSEE, FLORIDA