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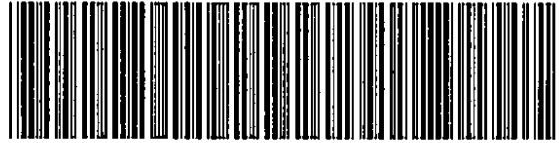
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**HAROLD E. WOLFE, JR., P.A.**  
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2300 PALM BEACH LAKES BOULEVARD  
WEST PALM BEACH, FLORIDA 33409-3006

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HAROLD E. WOLFE, JR. \*

\* ADMITTED TO BARS OF:

FLORIDA  
GEORGIA  
ALABAMA

New email: [harold@hewjrlaw.com](mailto:harold@hewjrlaw.com)

\* FLORIDA BAR BOARD  
CERTIFIED TAX ATTORNEY  
\* FLORIDA BAR BOARD  
CERTIFIED WILLS, TRUSTS,  
AND ESTATES ATTORNEY

August 5, 2020

**BY UPS OVERNIGHT**

Registration Section  
Division of Corporations  
2661 Executive Center Circle  
Tallahassee, FL 32301

**RE: Formation of Key West Endless Vacations, LLC**

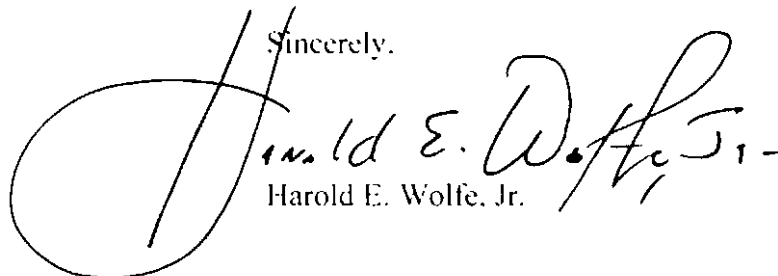
Dear Sir/Madam:

Enclosed is an original and photocopy (for date-stamping) of the Articles of Organization for the above-referenced LLC. Our firm's check, made payable to the Florida Department of State, in the amount of \$160 is enclosed representing the cost of the filing fee, certified copy and Certificate of Status.

Please process the Articles of Organization and provide us with the certificate of status and certified copy. Also enclosed is a self-addressed, stamped envelope for return of the date-stamp copy of the Articles, certified copy and certificate of status.

Should you have any questions, please feel free to call or write us.

Sincerely,



Harold E. Wolfe, Jr.

HEW:ejn  
Enclosures

cc: Mrs. Roberta Andrews Mira

**ARTICLES OF ORGANIZATION  
OF  
KEY WEST ENDLESS VACATIONS, LLC**

We, the undersigned, hereby form and create a limited liability company pursuant to Chapter 605 and Fla. Stat. §605.201 of the laws of the State of Florida, and do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and hereby state and certify the following:

**ARTICLE I - NAME OF LIMITED LIABILITY COMPANY**

In accordance with Fla. Stat. §§605.0112 and 605.0201(2)(a), the limited liability company's name shall be "**KEY WEST ENDLESS VACATIONS, LLC**".

**ARTICLE II - PERIOD OF DURATION OF LIMITED LIABILITY COMPANY**

This limited liability company shall have an indefinite duration in accordance with Fla. Stat. §605.0108(3). This limited liability company's existence shall begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §§605.0201(4) and 605.0207.

**ARTICLE III - LOCATION OF PRINCIPAL OFFICE**

As required under Fla. Stat. §605.0201(2)(b), the mailing and street address of this limited liability company's principal office is as follows:

**Mailing and Street Address:**

2928 Staples Avenue  
Key West, Florida 33040

#### **ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT**

The street address of this limited liability company's initial registered address in the State of Florida is **HAROLD E. WOLFE, JR., ESQ.** The name of the registered agent at such registered office is 2300 Palm Beach Lakes Blvd., Suite 302, West Palm Beach, FL 33409. The written acceptance of the Company's initial registered agent as required under Fla. Stat. §605.0201(2)(c) is affixed to the end of these Articles.

#### **ARTICLE V - ADMISSION OF NEW MEMBERS**

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article IX hereof. In accordance with Fla. Stat. §605.0403(5) (or successor section), any Member who fails to make a required capital contribution under the terms of the Operating

Agreement shall forfeit such defaulting Member's membership interest and such individual shall not become a Member of this limited liability company.

#### **ARTICLE VI - CONTINUATION OF BUSINESS**

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the duration set forth in Article II hereof.

#### **ARTICLE VII - COMPOSITION OF MANAGEMENT**

In accordance with Fla. Stat. §605.0201(3)(a), this limited liability company shall be managed by a Manager-managed company for purposes of Fla. Stat. §605.0407 and other relevant provisions of Chapter 605 of the Florida Statutes. This limited liability company shall be managed, as a Manager-managed limited liability company, by one (1) Manager, ROBERTA ANDREWS MIRA, during her lifetime and no other persons or individuals shall have the right to so manage this limited liability company unless ROBERTA ANDREWS MIRA resigns, dies, voluntarily retires or consents in writing to a successor Manager. Accordingly, this limited liability company is to be a Manager-managed company as set forth in Fla. Stat. §§605.0407(1)(a) and 605.0201(3)(a) and shall be so managed by ROBERTA ANDREWS MIRA until she has resigned, died, or retired, or consented to a Successor Manager. Upon the resignation, death, or retirement, or written consent to a successor Manager, of ROBERTA ANDREWS MIRA, in such event, a successor Manager shall be selected (i) in accordance with any then adopted operating agreement governing this limited liability company or (ii) if no such operating agreement has been so adopted, by majority percentage

vote of Members holding a majority of Units in this limited liability company. In accordance with the foregoing, the names and addresses of the Manager of this limited liability company is:

**Name of Manager**

**Address**

ROBERTA ANDREWS MIRA

2928 Staples Avenue  
Key West, Florida 33040

Notwithstanding anything to the contrary contained in Fla. Stat. §605.0407 or §605.0404(2) (or successor sections) the Managers shall have sole discretion in making decisions to make distributions to members from this limited liability company. Furthermore, since this limited liability company is to be a manager-managed company, the Manager herein named shall have all of the rights afforded under Fla. Stat. §605.0407(3) (or successor statute); and the rights afforded the Manager hereunder shall not be abridged by any subsequent amendments to this limited liability company's operating agreement.

**ARTICLE VIII – OWNERSHIP UNITS**

The maximum number of ownership units that this limited liability company is authorized to have outstanding is ten thousand (10,000) units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited

liability company in an amount specified in the Operating Agreement or as specified in Fla. Stat. §605.0404 if the Operating Agreement is silent as to that matter.

#### **ARTICLE IX – PURPOSE OF LIMITED LIABILITY COMPANY**

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes. Additionally, this limited liability company shall engage in all facets of the vacation rental business.

#### **ARTICLE X - STATEMENT OF AUTHORITY**

This limited liability company may file a statement of authority as so provided in Fla. Stat. §605.0302. Such statement of authority may encompass all or any matters set forth in Fla. Stat. §605.0302.

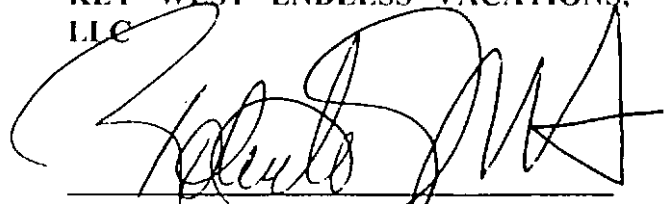
#### **ARTICLE XI -OPERATING AGREEMENT**

This limited liability company may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing managers and designating successors (except as provided in Article VIII hereof), shall, if the Members so elect, grant first refusal rights or other restrictions on ownership unit transferability and govern legal arrangements among Members. Such Operating Agreement shall comply with provisions of Fla. Stat. §§605.0105 and 605.0106; provided, however, that any amendment or alternation of the Operating Agreement of this limited liability company shall strictly comply with any amendment procedure contained in the Operating Agreement unless all Members unanimously otherwise agree in writing. The provisions of Chapter 605 of the Florida Statutes entitled the "Florida Revised Limited Liability Company Act" shall govern this limited liability company except to the extent


overridden by specific provisions of any Operating Agreement then governing this limited liability company.

**IN WITNESS WHEREOF**, the undersigned, members of this limited liability company have executed these Articles of Organization on this 23 day of July, 2020.

**KEY WEST ENDLESS VACATIONS,  
LLC**

A large, stylized handwritten signature in black ink, appearing to read 'Roberta Mira', written over a horizontal line.

**ROBERTA ANDREWS MIRA**, as Trustee  
of the Roberta Andrews Mira Revocable  
Trust originally dated July 16, 2007, as  
amended, Member

A handwritten signature in black ink, appearing to read 'Brittany Mira', written over a horizontal line.

**BRITTANY NICOLE MIRA**, Member

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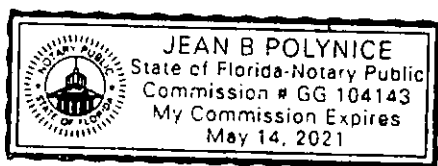


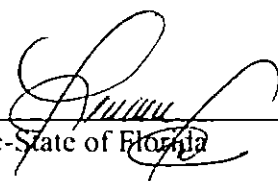
STATE OF FLORIDA

COUNTY OF MONROE

I HEREBY CERTIFY that on this 22<sup>ND</sup> day of July, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments in the state and county aforesaid, the foregoing instrument was acknowledged by means of ☐ physical presence or ☐ online notarization by ROBERTA ANDREWS MIRA, ☐ who is personally known to me, or ☐ who has produced FLORIDA DRIVER LICENSE as identification, and he acknowledged to me that he executed this document freely and voluntarily for the purposes herein expressed.

(STAMP/SEAL)



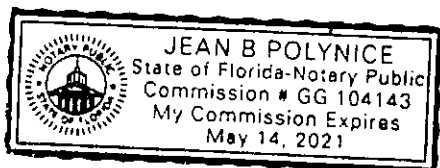
  
\_\_\_\_\_  
Notary Public-State of Florida

STATE OF FLORIDA

COUNTY OF MONROE

I HEREBY CERTIFY that on this 22<sup>ND</sup> day of July, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments in the state and county aforesaid, the foregoing instrument was acknowledged by means of ☐ physical presence or ☐ online notarization by BRITTANY NICOLE MIRA, ☐ who is personally known to me, or ☐ who has produced FLORIDA DRIVER LICENSE as identification, and he acknowledged to me that he executed this document freely and voluntarily for the purposes herein expressed.

(STAMP/SEAL)



  
\_\_\_\_\_  
Notary Public-State of Florida

**CERTIFICATION DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 605.0113, Florida Statutes, the following is submitted:

That **ROBERTA ANDREWS MIRA**, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the City of Key West, County of Monroe, State of Florida, has named **HAROLD E. WOLFE, JR., ESQ.**, as its agent to accept service of process.

Signature: \_\_\_\_\_

  
**ROBERTA ANDREWS MIRA, Trustee**

Title: **Incorporating Member**

Date: July 22, 2020

Signature: \_\_\_\_\_

  
**BRITTANY NICOLE MIRA**

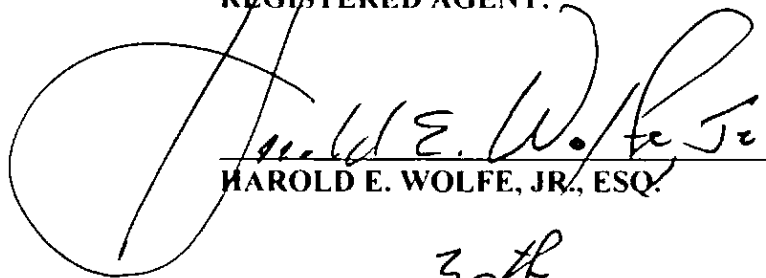
Title: **Incorporating Member**

Date: July 22, 2020

**ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT**

Pursuant to the provisions of the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes and Florida Statutes §605.0113, the undersigned does hereby accept his appointment as Registered Agent on whom process may be served within the State of Florida for this limited liability company named in the foregoing Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with, and accepts the obligations of that position.

REGISTERED AGENT:

A large, stylized handwritten signature in black ink, which appears to read "Harold E. Wolfe, Jr.", is written over a horizontal line. The signature is fluid and cursive, with a large loop at the beginning and end.

HAROLD E. WOLFE, JR., ESQ.

DATE: July 30<sup>th</sup>, 2020