

Florida Department of State
Division of Corporations
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FLORIDA LIMITED LIABILITY CO.

SKS Rental Properties, LLC

Certificate of Status	1
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

20 OCT -8 PM 5:37

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2020 OCT -8 PM 1:44

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Prepared by:

Corey R Parker, Esq.
Fla. Bar No. 1018370
Najmy Thompson, P.A.
1401 8th Avenue West
Bradenton, Florida 34205
941-748-2216

Audit No. H20000350539 3#

ARTICLES OF ORGANIZATION
OF
SKS RENTAL PROPERTIES, LLC

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

ARTICLE I. NAME

The name of the limited liability company is: **SKS Rental Properties, LLC** (the "Company").

ARTICLE II. MAILING AND STREET ADDRESS

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

1401 8th Ave. W.

Bradenton, Florida 34205.

ARTICLE III. REGISTERED AGENT AND OFFICE

The name and street address of the initial registered agent for the Company is:

Najmy Thompson, P.L

1401 8th Ave. W.

Bradenton, Florida 34205

ARTICLE IV. EFFECTIVE DATE AND TIME

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

ARTICLE V. PURPOSE

The purpose of the Company is to purchase, sell, hold, lease, rent, manage, and to otherwise deal in real property in the state of Florida, and to engage in any and all activities necessary or incidental to this purpose.

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ARTICLES OF ORGANIZATION OF SKS RENTAL PROPERTIES, LLC

ARTICLE VI. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Manager of the Company is:

<u>Name:</u>	<u>Address:</u>
P&R Real Estate Development, LLC, a	1401 8th Ave. W.
Florida limited liability company	Bradenton, FL 34205

ARTICLE VII. STATEMENT OF AUTHORITY

This statement of authority is made pursuant to section 605.0302(1), Florida Statutes.

- (a) Manager's Unanimous Authority. The Manager(s), acting unanimously, of the Company shall have the full power and authority, in their sole discretion, without the prior consent, authorization, or joinder of the Members of the Company, to execute any and all instruments necessary to purchase, sell, transfer, mortgage, lease, encumber, or otherwise deal in real property held in the name of the Company, and to enter into other transactions on behalf of, or otherwise act for or bind, the Company.
- (b) Manager's Individual Authority. Each Manager of the Company shall have the full power and authority, in their sole discretion, without the prior consent, authorization, or joinder of the Members or other Managers of the Company, to enter into transactions of not more than One Thousand U.S. Dollars (\$1,000.00), and for a duration of not more than one (1) year, on behalf of the Company.
- (c) Officer's Authority. The duly appointed officers of the Company shall have the authority, in their sole discretion, without the prior consent, authorization, or joinder of the Members or Managers of the Company, to enter into leasing agreements of not more than two (2) years for real property held in the name of the Company, and to enter into other transactions of not more than One Thousand U.S. Dollars (\$1,000.00) and for a duration of not more than one (1) year on behalf of the Company; otherwise, such duly appointed officers shall not have the authority, without the prior written consent of the Managers or Members of the Company, to act for or bind the Company.
- (d) No Authority to Other Persons. No other persons shall have any authority, without the prior written consent of the Managers or Members of the Company, to enter into any transaction on behalf of, or otherwise act for or bind, the Company.

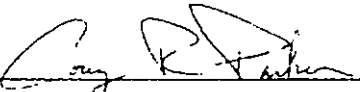
ARTICLE VIII. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

ARTICLES OF ORGANIZATION OF SKS RENTAL PROPERTIES, LLC

IN WITNESS WHEREOF, the undersigned, as the authorized representative of the Company, has signed these Articles of Organization on October 8, 2020.

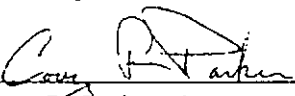
In accordance with section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.


Corey R. Parker, Esq., Authorized Representative

ACCEPTANCE BY REGISTERED AGENT

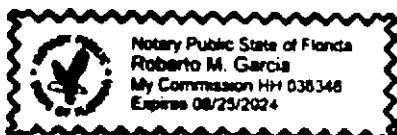
Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the firm hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

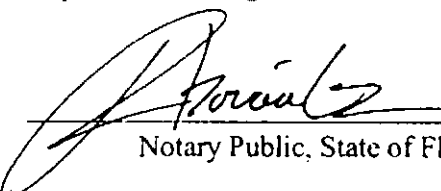
Najmy Thompson, P.L.

By: 
Corey R. Parker, Esq., as a firm attorney

STATE OF FLORIDA
COUNTY OF MANATEE

On October 8, 2020, Corey R Parker, Esq., as an attorney with Najmy Thompson, P.L., designated above as the firm who shall serve as the Company's Registered Agent, who is personally known to me, personally appeared before me by means of physical presence and signed these Articles of Organization.




Notary Public, State of Florida

Roberto M. Garcia