

**Florida Department of State**  
**Division of Corporations**  
**Electronic Filing Cover Sheet**

**L20000313054**

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H20000356229 3)))



H200003562293ABC\$

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

**To:**

Division of Corporations  
 Fax Number : (850)617-6381

**From:**

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
 Account Number : 110432003053  
 Phone : (561)694-8107  
 Fax Number : (561)214-8442

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

**Email Address:** \_\_\_\_\_

FILED  
 20 OCT 13 PM 5:47  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.**

**Luxcom Developers Sunrise, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

2020 OCT 13 PM 12:52  
 RECEIVED  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Luxcom Developers Sunrise, LLC

### Article II. Address

The street address of the Company's initial principal office is:

Luxcom Developers Sunrise, LLC  
4000 Ponce De Leon Boulevard, Suite 610  
Coral Gables FL 33146

The mailing address of the Company's initial principal office is:

Luxcom Developers Sunrise, LLC  
4000 Ponce De Leon Boulevard, Suite 610  
Coral Gables FL 33146

### Article III. Registered Agent

The name and street address of the Company's registered agent is:

Jose L. Machado, Esq.  
8500 SW 8th St., Ste 238  
Miami FL 33144

FILED  
20 OCT 13 PM 5:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

### Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

### Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

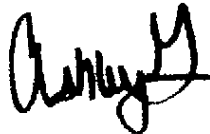
Oscar A. Barbara  
4000 Ponce De Leon Boulevard, Suite 610  
Coral Gables FL 33146

FILED  
20 OCT 13 PM 5:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

### Article VII. Company Existence

The Company's existence shall begin effective as of October 13, 2020.

The undersigned authorized representative of a member executed these Articles of Organization on 10/13/2020.



---

CORPORATE CREATIONS INTERNATIONAL  
Taide Sanchez, Vice President  
By: Ashley Goldsmith, Attorney-in-Fact

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Luxcom Developers Sunrise, LLC

### REGISTERED AGENT/OFFICE:

Jose L. Machado, Esq.  
8500 SW 8th St., Ste 238  
Miami FL 33144

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



---

JOSE L. MACHADO, ESQ.

By: Ashley Goldsmith, Attorney-in-Fact

Date: October 13, 2020.

FILED  
20 OCT 13 PM 5:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107