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**FLORIDA LIMITED LIABILITY CO.**

**Peyton Pharquart Properties, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
PEYTON PHARQUART PROPERTIES, LLC**

2021 AUG 24 AM 10:15  
FILED  
CLERK OF THE COURT  
JACKSONVILLE, FLORIDA

**SECTION 1 INTRODUCTION AND PRELIMINARY STATEMENTS**

The undersigned Organizer desires to form a limited liability company under the Laws of the State of Florida by delivering these Articles of Organization to the Florida Department of State Division of Corporations of the State of Florida, in accordance with Chapter 605 Florida Revised Limited Liability Company Act (the *Act*).

**SECTION 2 NAME**

The name of the limited liability company is Peyton Pharquart Properties, LLC, a Florida limited liability company (*Company*).

**SECTION 3 DURATION**

The Company will perpetually exist from the filing date of these Articles of Organization with the Florida Department of State Division of Corporations of the State of Florida, unless dissolved according to law.

**SECTION 4 COMPANY'S PURPOSE**

The Company's purpose is to engage in any lawful act or activity for which limited liability companies may be formed under the Act and all activities necessary or incidental to that purpose. The Company has all the powers necessary or convenient to carry out its purposes, including the powers granted by the Act.

**SECTION 5 COMPANY'S PRINCIPAL OFFICE AND LOCATION OF RECORDS**

The street address of the principal office in the United States where the Company maintains its records is 2160 U.S. Hwy 27/441, Fruitland Park, Florida 34731.

**SECTION 6 REGISTERED AGENT AND REGISTERED OFFICE**

The Company's initial Registered Agent is Jeffrey Skates, and the Company's initial registered office is located at 1028 Lake Sumter Landing, The Villages, Florida 32162.

**SECTION 7 REGISTERED AGENT CONSENT**

I, Jeffrey Skates, a natural person and resident of Florida, accept the appointment as Registered Agent of Peyton Pharquart Properties, LLC, a Florida limited liability company. I understand that my responsibilities as Registered Agent are to receive service of process, notices, and demands; to

forward mail; and to notify the Florida Department of State Division of Corporations immediately if I resign or if the registered office address changes from the addresses stated above.

Dated: August 24, 2021.

  
\_\_\_\_\_  
Jeffrey Skates, Registered Agent

#### **SECTION 8 ORGANIZER'S NAME AND ADDRESS**

The Organizer's name is Jeffrey P. Skates, a natural person whose address is 1028 Lake Sumter Landing, The Villages, Florida 32162.

#### **SECTION 9 ADDITIONAL MEMBERS**

The Company has the right to admit additional Members to the Company under the terms and conditions of the Company's Operating Agreement. Any Member who is later admitted as a Member of the Company will have all of the rights and obligations of an original Member under the Operating Agreement. Any transferee of a Member's Interest in the Company must be treated as an Assignee until that transferee is admitted as an Additional or Substitute Member, if ever, under the Operating Agreement.

#### **SECTION 10 OPERATING AGREEMENT AND AUTHORITY**


To the extent not expressly required by and provided for in the Act, the manner in which the Company conducts its business and affairs, the duties and authority of its Members and Manager, and the rights and obligations of its Members and Manager must be set forth in the Operating Agreement adopted by the initial Members and Manager of the Company. This Operating Agreement may be amended from time to time according to its provisions.

#### **SECTION 11 PROPERTIES**

Properties of the Company is vested in the Manager. The Manager has exclusive authority to act for the Company in all matters. The authorities and duties of the Manager are set forth in the Operating Agreement. The name of the initial Manager is:

Peyton Pharquart Management, LLC

Signed on: August 24, 2021.

  
\_\_\_\_\_  
Jeffrey P. Skates, Organizer