

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L21000439679
FILED 8:00 AM
October 07, 2021
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:
POINCIANA 12 LLC

Article II

The street address of the principal office of the Limited Liability Company is:
97652 OVERSEAS HIGHWAY
UNIT POINCIANA 12
KEY LARGO, FL. 33037

The mailing address of the Limited Liability Company is:
5403 TRENT STREET
CHEVY CHASE, MD. 20815

Article III

The name and Florida street address of the registered agent is:
HERSHOFF LUPINO & YAGEL, LLP
9350 S DIXIE HIGHWAY
MIAMI, FL. 33156

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JAMES S. LUPINO

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
HOWARD WALTZMAN
5403 TRENT STREET
CHEVY CHASE, MD. 20815

Title: AMBR
HOWARD WALTZMAN
5403 TRENT STREET
CHEVY CHASE, MD. 20815

Title: AMBR
LYNN WALTZMAN
85 REGENTS PARK
WEST PORT, CT. 06880

Title: MGR
LYNN WALTZMAN
85 REGENTS PARK
WEST PORT, CT. 06880

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Article V

The effective date for this Limited Liability Company shall be:

10/08/2021

Signature of member or an authorized representative

Electronic Signature: GABRIELLE PEREYRA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.