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ALL AMESSEE, FL.

July 7, 2022

CAPITAL CONNECTION, INC.

SUBJECT: THE WATKINS GROUP PROPERTY MANAGEMENT DIVISION,
LLC
Ref. Number: W22000089510

We have received your document for and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's signature.

The registered agent must sign accepting the designation.

If you have any further questions concerning your document, please call (850) 245-6052.

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 322A00015188

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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

THE WATKINS GROUP PROPERTY

MANAGEMENT DIVISION, LLC

____ Art of Inc. File _____
____ LTD Partnership File _____
____ Foreign Corp. File _____
____ L.C. File _____
____ Fictitious Name File _____
____ Trade/Service Mark _____
____ Merger File _____
____ Art. of Amend. File _____
____ RA Resignation _____
____ Dissolution / Withdrawal _____
____ Annual Report / Reinstatement _____
____ Cert. Copy _____
____ Photo Copy _____
____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
____ Corp Record Search _____
____ Officer Search _____
____ Fictitious Search _____
____ Fictitious Owner Search _____
____ Vehicle Search _____
____ Driving Record _____
____ UCC 1 or 3 File _____
____ UCC 11 Search _____
____ UCC 11 Retrieval _____
____ Courier _____

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Signature _____

Requested by: SETH

07/06/22

Name _____

Date _____

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417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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THE WATKINS GROUP PROPERTY MANA

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____ Vehicle Search _____
____ Driving Record _____
____ UCC 1 or 3 File _____
____ UCC 11 Search _____
____ UCC 11 Retrieval _____
____ Courier _____

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Signature _____

Requested by: _____

Name _____ Date _____ Time _____

Walk-In _____ Will Pick Up _____

**ARTICLES OF ORGANIZATION
OF
THE WATKINS GROUP PROPERTY MANAGEMENT DIVISION, LLC**

We, the undersigned, hereby form and create a limited liability company pursuant to Chapter 605 and Florida Statutes §605 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 do hereby state and certify the following:

ARTICLE I

NAME OF LIMITED LIABILITY COMPANY

In accordance with Florida Statutes §605, the name of the limited liability company is **THE WATKINS GROUP PROPERTY MANAGEMENT DIVISION, LLC**

ARTICLE II

PERIOD OF DURATION OF LIMITED LIABILITY COMPANY

The period of duration for this limited liability company shall be perpetual. 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 Florida Statutes §605.

ARTICLE III

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office shall be located at 302 Southard Street, Suite 102, Key West, Florida 33040, and the mailing address is 302 Southard Street, Suite 102, 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 302 Southard Street, Suite 102, Key West, Florida, 33040. The name of the registered agent at such registered office is Everett Watkins.

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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 VIII hereof.

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 perpetual as set forth in Article II hereof.

ARTICLE VII

COMPOSITION OF MANAGEMENT

This limited liability company is to be managed by the authorized members. The names and addresses of such authorized members who shall serve as authorized members until their successors are elected and qualified are:

Name of Authorized Member

Everett Watkins

Address of Authorized Member

302 Southard Street

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Suite 102

Key West, Florida 33040

If this limited liability company subsequently adopts an operating agreement, such operating agreement shall specify the method of electing managers or authorized members and designating successors to any managers or authorized members of this limited liability company.

ARTICLE VIII OWNERSHIP UNITS

The maximum number of ownership units that this limited liability company is authorized to have outstanding is one hundred (100) units, all of which shall be identical 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 equal to that ratio in which one is the numerator and the total number of units outstanding is the denominator.

ARTICLE IX PURPOSE OF LIMITED LIABILITY COMPANY

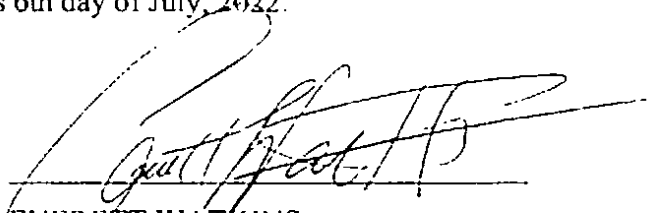
The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes. Additionally, this limited liability company may engage in the ownership of real property in Monroe County, Florida and operation of a business thereon, and may engage in the property management of non-owned real property in Monroe County, Florida.

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ARTICLE X
OPERATING AGREEMENT

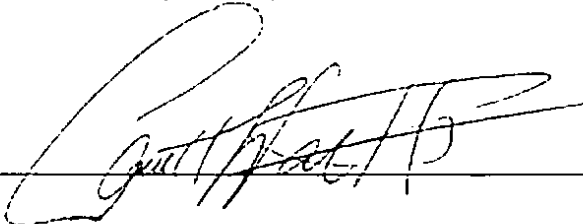
Upon the unanimous written consent of all members hereto, this limited liability company may adopt an "Operating Agreement" which shall govern the operation of this limited liability company, shall prescribe the method for electing managers and designating successors, shall, if the members so elect, grant first refusal rights or other restrictions on ownership unit transferability, and govern legal arrangements among members. Nothing in these Articles of Organization shall compel the members to adopt such an Operating Agreement unless they deem same desirable.

IT WITNESS WHEREOF, the undersigned, members of this limited liability company have executed these Articles of Organization on this 6th day of July, 2022.


EVERETT WATKINS

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

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 as provided for in Chapter 605, F.S.

By: 

Everett Watkins, Registered Agent

Date: July 6, 2022

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