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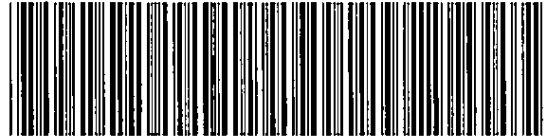
(Business Entity Name)

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November 3, 2022

FLORIDA FILING & SEARCH SERVICES, INC.

SUBJECT: C.C.K. PROPERTIES, LLC  
Ref. Number: W22000138366

We have received your document for C.C.K. PROPERTIES, LLC. However, the document has not been filed and is being returned for the following:

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

One or more major words may be added to make the name distinguishable from the one presently on file.

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

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*Thank you*

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**DATE: 11/02/22**

**NAME: C.C.K. PROPERTIES, LLC**

**TYPE OF FILING: ARTICLES**

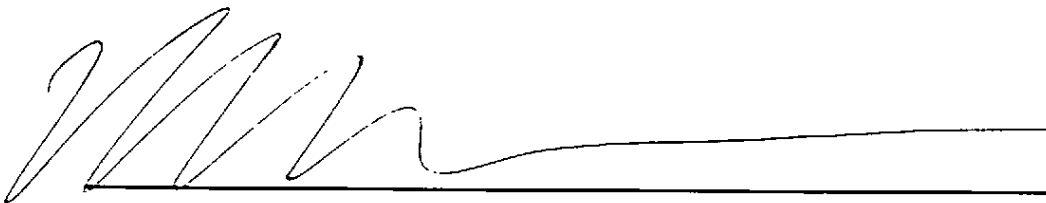
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**ACCOUNT: FCA000000015**

**AUTHORIZATION: ABBIE/PAUL HODGE**



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DIVISION OF CORPORATIONS  
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**ARTICLES OF ORGANIZATION  
OF  
MANIAC PROPERTIES, LLC**

The undersigned, being authorized to execute and file these Articles on behalf of the members for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, does hereby certify and adopt these Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company shall be **MANIAC PROPERTIES, LLC** ("Company").

**ARTICLE II - ADDRESS**

The mailing address of the principal office of the Company shall be 6735 East Bay Boulevard, Navarre, Florida 32566, and the street address of the principal office of the Company shall be 6735 East Bay Boulevard, Navarre, Florida 32566.

**ARTICLE III – DURATION and PURPOSE**

The Company shall commence on the date of filing these Articles of Organization with the Florida Department of State and the Company's existence shall be perpetual. The primary purposes of the Company shall be real estate investment and development.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is Kerry Anne Schultz, Esquire, 2779 Gulf Breeze Parkway, Gulf Breeze, Florida 32563.

**ARTICLE V - CAPITAL CONTRIBUTIONS**

The cash and/or property contributed to the Company by its members and the members' obligations to make additional contributions to the Company shall be as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE VI – MANAGER OR MEMBER

The name and address of each Manager or Member is as follows:

Name and Address:  
Kalli D. Clement  
6735 East Bay Boulevard  
Navarre, Florida 32566

Title:  
Member

Member

Christopher M. Clement  
6735 East Bay Boulevard  
Navarre, Florida 32566

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CLERK OF DISTRICT COURT  
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## ARTICLE VII - ADMISSION OF ADDITIONAL MEMBERS

Additional members may not be admitted except as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members. Members' interests in the Company may not be transferred except as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE VIII – MEMBERS' RIGHTS TO CONTINUE BUSINESS

Upon the death, retirement, resignation, expulsion, bankruptcy, withdrawal, or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members of the Company shall have the right to continue the business of the Company as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE IX - MANAGEMENT

The Company shall be member-managed in accordance with the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE X – AMENDMENT

These Articles of Organization and the Operating Agreement of the Company may be amended from time to time as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

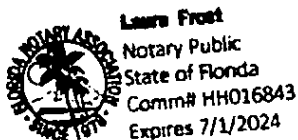
IN WITNESS WHEREOF, the undersigned hereby acknowledges and executes these Articles of Organization on behalf of and as an authorized representative of the members and of the Company.

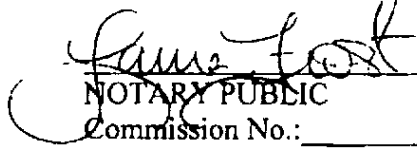
  
KERRY ANNE SCHULTZ, Organizer

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
22 NOV - 2 PM 3:53

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4<sup>th</sup> day of November 2022, by **KERRY ANNE SCHULTZ**, who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification and has not taken an oath.



  
NOTARY PUBLIC  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**ACCEPTANCE OF DESIGNATION AS  
RESIDENT AGENT**

KERRY ANNE SCHULTZ, the designated resident agent of **MANIAC PROPERTIES, LLC** does hereby certify that her business address is 2779 Gulf Breeze Parkway, Gulf Breeze, Florida 32563, do hereby accept the designation and appointment as resident agent of **Maniac Properties LLC**, a Florida Limited Liability Company, and am familiar with and accept the duties and obligations of registered agent.

DATED this 4<sup>th</sup> day of November 2022

  
\_\_\_\_\_  
KERRY ANNE SCHULTZ

**STATE OF FLORIDA  
COUNTY OF SANTA ROSA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of November 2022, by **KERRY ANNE SCHULTZ**, who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification and has not taken an oath.



Laura Frost  
Notary Public  
State of Florida  
Comm# HH016843  
Expires 7/1/2024

  
\_\_\_\_\_  
NOTARY PUBLIC

Commission No.: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

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