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22-3133/RGS

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FLORIDA LIMITED LIABILITY CO.
CMNY Hidden River, LLC

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**ARTICLES OF ORGANIZATION
OF
CMNY HIDDEN RIVER, LLC**

The undersigned hereby executes these Articles of Organization for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

ARTICLE I

Name

The name of this limited liability company (the “Company”) shall be:

CMNY HIDDEN RIVER, LLC

ARTICLE II

Principal Office

The address of the principal office of the Company shall be:

446 W. Plant Street
Winter Garden, Florida 34787

ARTICLE III

Mailing Address

The mailing address of the Company shall be:

Post Office Box 770310
Winter Garden, Florida 34777

22 NOV -9 PM 12:35
CMNY HIDDEN RIVER, LLC
WINTER GARDEN, FLORIDA

ARTICLE IV

Registered Office and Registered Agent

The initial registered office of the Company shall be located at 101 E. Kennedy Boulevard, Suite 2700, Tampa, Florida 33602, and the initial registered agent of the Company at such office shall be TK Registered Agent, Inc. The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

ARTICLE V

Initial Manager

The name and street address of the initial manager of the Company shall be:

Christopher P. Miller

446 W. Plant Street
Winter Garden, Florida 34777

ARTICLE VI

Operating Agreement

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the members of the Company. The Operating Agreement of the Company shall be for the governance of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles of Organization or contrary to the laws of the State of Florida or of the United States.

ARTICLE VII

Amendment of Articles of Organization

The Company reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon the members herein are subject to this reservation.

22 NOV -9 PM 5:55
MAILED
11/9/2022

IN WITNESS WHEREOF, the undersigned, pursuant to Section 605.0201, Florida Statutes, has executed these Articles of Organization for the uses and purposes herein stated, this 9th day of November, 2022.

Robert Stern

Robert G. Stern, Authorized Representative

22 NOV -9 PM 12:35
S. G. G. INC.
TALLAHASSEE, FLORIDA

CMNY HIDDEN RIVER, LLC

ACCEPTANCE OF SERVICE AS REGISTERED AGENT

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 9th day of November, 2022.

TK REGISTERED AGENT, INC.

By: Robert Stern
Robert G. Stern

22 NOV -9 PM 12:35
SIGNED BY: ROBERT STERN
TK REGISTERED AGENT, INC.