

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

L23000006130  
FILED 8:00 AM  
January 03, 2023  
Sec. Of State  
jsdennis

**Article I**

The name of the Limited Liability Company is:  
WINWAY REALTY LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1135 PASADENA AVE SOUTH  
SUITE 314  
SOUTH PASADENA, FL. US 33707

The mailing address of the Limited Liability Company is:  
1135 PASADENA AVE SOUTH  
SUITE 314  
SOUTH PASADENA, FL. US 33707

**Article III**

The name and Florida street address of the registered agent is:  
KATERYNA GRYTSENKO  
1135 PASADENA AVE SOUTH  
SUITE 314  
SOUTH PASADENA, FL. 33707

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: KATERYNA GRYTSENKO

### **Article IV**

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

Title: MGR  
MICHAEL S FINLEY  
1135 PASADENA AVE S SUITE 314  
SOUTH PASADENA, FL. 33707 US

Title: MGR  
KATERYNA GRYTESNKO  
1135 PASADENA AVE S SUITE 314  
SOUTH PASADENA, FL. 33707 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

01/01/2023

Signature of member or an authorized representative

Electronic Signature: MATTHEW CARR

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.