

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

**L23000063990  
FILED 8:00 AM  
February 03, 2023  
Sec. Of State  
oisimmons**

**Article I**

The name of the Limited Liability Company is:

KIWIS CONDOS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

3255 NE 184 STREET  
UNIT 12313  
AVENTURA, FL. 33160

The mailing address of the Limited Liability Company is:

12166 ALDER LANE  
WELLINGTON, FL. 33414

**Article III**

The name and Florida street address of the registered agent is:

GLACHMAN & BRILL, P.A.  
6421 CONGRESS AVENUE  
SUITE 120  
BOCA RATON, FL. 33487

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: JORDAN BRILL

### **Article IV**

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

Title: MBR  
STEPHANIE WALBORN  
12166 ALDER LANE  
WELLINGTON, FL. 33414

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### **Article V**

The effective date for this Limited Liability Company shall be:

02/03/2023

Signature of member or an authorized representative

Electronic Signature: STEPHANIE WALBORN

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.