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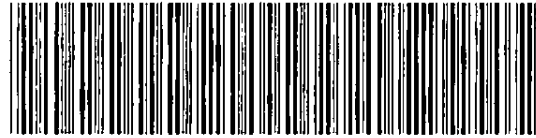
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DATE: 04/27/23

NAME: BLUFF LAKE VENTURES LLC

TYPE OF FILING: ARTICLES

COST: 125.00

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ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE



**ARTICLES OF ORGANIZATION
OF
BLUFF LAKE VENTURES LLC**
(a Florida limited liability company)

ARTICLE I – NAME:

The name of the limited liability company is **BLUFF LAKE VENTURES LLC.**

ARTICLE II – ADDRESS:

The principal office and mailing address of the limited liability company is

20 Rivermede Road, Suite 204
Concord, ON L4K3N3

ARTICLE III - REGISTERED AGENT:

The name and the Florida street address of the initial registered agent of the LLC are:

Burr & Forman LLP
c/o Jim Pratt
200 S. Orange Ave., Suite 800
Orlando, Florida 32801

Having been named as registered agent to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, 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 of the Florida Statutes.

James R. Pratt

Registered Agent's Signature

ARTICLE IV – MANAGEMENT:

The company shall be a manager-managed company, and the name, address and title of the initial persons authorized to manage and control the company are:

Name: Paul Federico
Title: Manager
Address: 20 Rivermede Road, Suite 204
Concord, ON L4K3N3

Name: Sterling Homes USA Inc., a Delaware corporation
Title: Member
Address: 20 Rivermede Road, Suite 204
Concord, ON L4K3N3

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ARTICLE V – EFFECTIVE DATE AND TIME:

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

ARTICLE VI – PURPOSE:

The LLC is being formed for the purpose of transacting any and all lawful business for which a limited liability company may be organized under the Florida Revised Limited Liability Company Act.

ARTICLE VI – DURATION:

The LLC is formed for an indefinite duration.

In accordance with Section 605.0203(1)(b) of the Florida Revised Limited Liability Company Act, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Florida Department of State constitutes a third-degree felony as provided for in Section 817.155 of the Florida Statutes.

AUTHORIZED REPRESENTATIVE:

Paul Federico

Paul Federico, Organizer

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SECRETARY OF STATE
TALLAHASSEE, FL