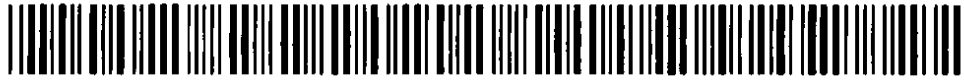


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**ARTICLES OF ORGANIZATION
OF
NINI CONDO, LLC**

The undersigned, acting as the organizing member of a limited liability company under the Florida Limited Liability Company Act, adopts the following articles of organization for such limited liability company (the "Company"):

ARTICLE I

Name

The name of the Company is NINI CONDO, LLC.

ARTICLE II

Principal Office and Mailing Address

The principal office and mailing address of the Company is 5129 Otter Creek Drive, Ponte Vedra Beach, Florida 32082.

ARTICLE III

Initial Registered Agent and Office

The street address of the initial registered office of the Company is 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, and the name of its initial registered agent at that address is Arthur E. Lancaster.

ARTICLE IV

Organizing Member

The name and address of the organizing member of the Company executing these articles of organization is:

Name

Anita C. Lancaster

Address

5129 Otter Creek Drive
Ponte Vedra Beach, Florida 32802

By: Anita C Lancaster
Anita C. Lancaster,
Organizing Member

Date: July 19, 2023.

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the Company, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in that capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the duties and obligations of the undersigned's position as registered agent.

Dated: July 19, 2023.

REGISTERED AGENT:



Arthur E. Lancaster