

12/27/23, 1:41 PM

Division of Corporations

H23000439446 3

Florida Department of State
 Division of Corporations
 Electronic Filing System

L23000560397

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000439446 3))



H230004394463ABC2

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
 Fax Number : (850)617-6381

From: Account Name : ADVOS LEGAL PLLC
 Account Number : I20150000090
 Phone : (904)567-5311
 Fax Number : (904)339-9504

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: support@advoslegal.com

2023 DEC 27 PM 3:17

**FLORIDA LIMITED LIABILITY CO.
 CITY VIEW CLEANING, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

2023 DEC 27 PM 1:58

T.S.H

12/28/23

Electronic Filing Menu

Corporate Filing Menu

Help

H23000439446 3

H23000439446 3

**ARTICLES OF ORGANIZATION
OF
CITY VIEW CLEANING, LLC**

In accordance with the provisions of the Florida Revised Limited Liability Company Act, Florida Statutes, Chapter 605 (the "Act"), the undersigned, sole organizer of a Florida limited liability company, and an authorized representative of the Member(s) of the Company hereby certifies as follows:

ARTICLE I: NAME

The name of the limited liability company is City View Cleaning, LLC (the "Company").

ARTICLE II: ADDRESS

The mailing address and street address of the principal office of the Company in the State of Florida is:

100 Corridor Road
Suite 100
Ponte Vedra Beach, FL 32082

ARTICLE III: REGISTERED AGENT & OFFICE

The name and address of the Company's registered agent is:

NAME	ADDRESS
Northwest Registered Agent, Inc.	7901 4 th Street N, Suite 300 St. Petersburg, Florida 33702

The Company may designate another registered agent at any time.

ARTICLE IV: DURATION AND EXISTENCE; EFFECTIVE DATE

The Company will exist perpetually, commencing on the date of the filing of these Articles of Organization with the Florida Department of State.

ARTICLE V: OPERATING AGREEMENT

The power to adopt, alter, amend or repeal the Operating Agreement of the Company (the "Operating Agreement") shall be vested in the Members of the Company; the Operating Agreement shall govern the management, operation and ownership of the Company.

ARTICLE VI: MANAGEMENT

(Managed by Managers)

The Company shall be managed by Managers (the "Managers"), which shall have duties, powers and authority as specified in the Act and as provided in the Operating Agreement. The initial Manager is:

2023-12-27 PM 1:58

H23000439446 3

NAME	ADDRESS
Kevin Keegan	100 Corridor Road, Suite 100 Ponte Vedra Beach, FL 32082

The Members may change the number of Managers, and remove or elect individual Managers, from time to time as set forth in the Operating Agreement, without the requirement of amending these Articles.

ARTICLE VII: OFFICERS

The name, address and title of each current officer of the Company is:

NAME	ADDRESS	TITLE(S)
Kevin Keegan	100 Corridor Road, Suite 100 Ponte Vedra Beach, FL 32082	President, Secretary, Treasurer

The Managers may elect or appoint additional officers, and remove the current officers, from time to time as set forth in the Operating Agreement, without the requirement of amending these Articles.

ARTICLE VIII: OWNERSHIP

Ownership interests in the Company by its Members may, but need not, be evidenced by certificates signed by the president or any vice-president of the Company and by the secretary or any assistant-secretary of the Company. Transfers of certificates are restricted by the terms of the Limited Liability Company Operating Agreement among the Members of the Company. The Members of the Company shall have the right to admit additional members pursuant to the terms and conditions contained in the Operating Agreement of the Company; any new member agrees to be bound by and to such Operating Agreement.

ARTICLE IX: LIMITED LIABILITY

No member, manager, officer, agent or employee of the Company shall be personally liable for the debts or liabilities of the Company or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

ARTICLE X: INDEMNIFICATION

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a member, manager or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken and omissions made by such person in the capacity of member, manager or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance indemnification expenses related to any such proceeding.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 27th day of December, 2023, and in accordance with Section 605.0201, Florida Statutes, acknowledges that this document constitutes an affirmation under penalties of perjury that the

Articles of Organization - Florida
City View Cleaning, LLC
December 27, 2023

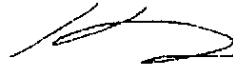
2023 DEC 27 PM 1:50

H23000439446 3

H23000439446 3

facts stated herein are true and correct and further affirms that the Company has or will have at least one member at the time these Articles of Organization become effective.

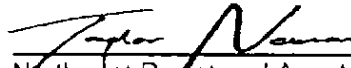
THE KGK GROUP, INC.



Kevin Keegan, President

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in the foregoing Articles of Organization, I hereby accept the appointment as registered agent and agree to act in that 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, Florida Statutes.



Northwest Registered Agent, Inc

By: Taylor Newman

Date: 12/27/2023

2023 DEC 27 PM 1:58