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**FLORIDA LIMITED LIABILITY CO.  
BAY HARBOR TOWERS CONDO 201 LLC**

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|-----------------------|----------|
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**ARTICLES OF ORGANIZATION  
FOR  
BAY HARBOR TOWERS CONDO 201 LLC**

*(A Florida Limited Liability Company)*

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (the "Act") hereby adopts the following Articles of Organization.

**ARTICLE I – NAME**

The name of the limited liability company shall be BAY HARBOR TOWERS CONDO 201 LLC (the "Company").

**ARTICLE II – ADDRESS**

The initial mailing address and principal office address of the Company shall be 2818 Center Port Circle, Pompano Beach, FL 33064.

**ARTICLE III – NATURE OF BUSINESS**

This Company is organized for the purpose of transacting any and all lawful business.

**ARTICLE IV – DURATION**

The company shall commence its existence on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE V – REGISTERED OFFICE AND AGENT**

The name and street address of the initial registered agent of the Company is as follows:

Steven Gurowitz  
2818 Center Port Circle  
Pompano Beach, FL 33064

**ARTICLE VI – MANAGEMENT**

The Company shall be manager-managed in accordance with the Company's Operating Agreement. The initial managers shall be Lyndsey Gurowitz, Steven Gurowitz, and Roy Israel.

## ARTICLE VII – AMENDMENT

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

**IN WITNESS WHEREOF**, the undersigned has executed these Articles this 26th day of December, 2023.

/s/ Matthew J. Scheer  
MATTHEW J. SCHEER

*(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)*

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named as registered agent and to accept service of process for Bay Harbor Towers Condo 201 LLC, a Florida limited liability company, at the place designated in these Articles of Organization, Steven Gurowitz hereby accepts the appointment as registered agent and agrees to act in this capacity. Steven Gurowitz further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with, and accepts the obligations of, its position as registered agent.

STEVEN GUROWITZ

/s/ Steven Gurowitz

By: Steven Gurowitz

Date: December 26, 2023

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FALL, FLORIDA