

L24000003858

Florida Department of State
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**FLORIDA LIMITED LIABILITY CO.
45 WATER TRACK DRIVE, LLC**

Certificate of Status	0
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DIVISION OF CORPORATIONS
FLORIDA DEPARTMENT OF STATE

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**ARTICLES OF ORGANIZATION
OF
45 WATER TRACK DRIVE, LLC**

The undersigned acting as the organizer of 45 WATER TRACK DRIVE, LLC, under the Florida Limited Liability Company Act, Chapter 605, *Fla. Stat.*, adopt the following Articles of Organization:

ARTICLE I - Name:

The name of the limited liability company is 45 WATER TRACK DRIVE, LLC (the "Company").

ARTICLE II - Address:

The mailing address and the principal office of the limited liability company is 915 Bonita Drive, Winter Park, Florida 32789.

ARTICLE III - Duration:

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

ARTICLE IV - Management:

The limited liability company is to be managed by one or more managers and the name and address of the individual who is to serve as the initial manager until the first annual meeting of members or until her successor is elected and qualified is:

Name

Address

JEAN GILLEN

915 Bonita Drive
Winter Park, Florida 32789

ARTICLE V - Admission of Additional Members:

The Company shall admit new Members in accordance with the Company's Operating Agreement.

ARTICLE VI - Adoption of Operating Agreement:

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 605, *Fla. Stat.*

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ARTICLE VII - Initial Registered Agent and Office:

The initial registered agent for the Company shall be JEAN GILLEN, whose address is 915 Bonita Drive, Winter Park, Florida 32789.

ARTICLE VIII - Amendments:

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the majority written approval of all voting Members of the Company.

ARTICLE IX - Indemnification:

Each individual or entity who is or was a manager of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

ARTICLE X – Member Interests:

The Company is authorized to issue both voting and nonvoting membership interests. All membership interests shall be identical in all respects except the nonvoting membership interests shall carry no right to vote on any matter except as the State of Florida requires that voting rights be granted nonvoting membership interests.

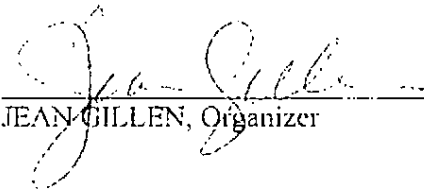
ARTICLE XI – Effective Date:

The Articles of Organization shall have an effective filing date of December 31, 2023, pursuant to F.S. 605.0207.

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IN WITNESS WHEREOF, the undersigned executes the Articles of Organization as of this

7 day of February, 2023.


JEAN GILLEN, Organizer

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SECRETARY OF STATE
VILLAGE/SECRET

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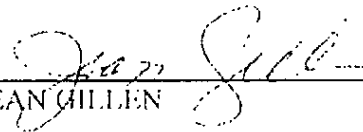
ACCEPTANCE OF APPOINTMENT OF
REGISTERED AGENT

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES,
THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT
IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF
FLORIDA.

1. The name of the limited liability company is **45 WATER TRACK DRIVE, LLC.**
2. The name and address of the registered agent and its office is:

JEAN GILLEN
915 Bonita Drive
Winter Park, Florida 32789

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, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of his or her position as registered agent.



JEAN GILLEN

Dated this 9 day of February, 2023.

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