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FLORIDA LIMITED LIABILITY CO.  
6090 Waverly, LLC

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2024 APR 15 PM 1:50  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF  
6090 WAVERLY, LLC**

**FILED**  
**2024 APR 15 PM 1:14**  
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**ALBUQUERQUE, NEW MEXICO**

**SECTION 1 INTRODUCTION AND PRELIMINARY STATEMENTS**

The undersigned organizer (**Organizer**) desires to form a limited liability company under the laws of the State of Florida by delivering these Articles of Organization in duplicate to the Division of Corporations of the State of Florida, in accordance with Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (Act).

**SECTION 2 NAME**

The name of the limited liability company is 6090 Waverly, LLC, a Florida limited liability company (**Company**).

**SECTION 3 DURATION**

The Company will perpetually exist from the filing date of these Articles of Organization with the Division of Corporations of the State of Florida, unless dissolved according to law.

**SECTION 4 COMPANY'S PURPOSE**

The Company's purpose is to engage in any lawful act or activity for which limited liability companies may be formed under the Act, and all activities necessary or incidental to that purpose. The Company has all the powers necessary or convenient to carry out its purposes, including the powers granted by the Act.

**SECTION 5 COMPANY'S PRINCIPAL OFFICE AND LOCATION OF RECORDS**

The street address of the principal office in the United States where the Company maintains its records is 6094 Waverly Road, Weeki Wachee, Florida 34607.

**SECTION 6 REGISTERED AGENT AND REGISTERED OFFICE**

The Company's initial Registered Agent is Jeffrey P. Skates, and the Company's initial registered office is located at 1028 Lake Sumter Landing, The Villages, Florida 32162.

**SECTION 7 REGISTERED AGENT CONSENT**

I, Jeffrey P. Skates, a natural person and resident of Florida, accept the appointment as Registered Agent of 6090 Waverly, LLC, a Florida limited liability company. I understand that my responsibilities as Registered Agent are to receive service of process, notices, and demands; to

forward mail; and to notify the Division of Corporations immediately if I resign or if the registered office address changes from the addresses stated above.

Dated: April 15, 2024.

  
\_\_\_\_\_  
Jeffrey P. Skates, Registered Agent

#### **SECTION 8 ADDITIONAL CONTRIBUTIONS**

The Operating Agreement specifies the times and amounts of additional contributions to the Company.

#### **SECTION 9 ADDITIONAL MEMBERS**

The Company has the right to admit additional Members to the Company under the terms and conditions of the Company's Operating Agreement. Any Member who is later admitted as a Member of the Company will have all of the rights and obligations of an original Member under the Operating Agreement. Any transferee of a Member's Interest in the Company must be treated as an Assignee until that transferee is admitted as an additional or substitute Member, if ever, under the Operating Agreement.

#### **SECTION 10 OPERATING AGREEMENT AND AUTHORITY**

To the extent not expressly required by and provided for in the Act, the manner in which the Company conducts its business and affairs, the duties and authority of its Member and Manager, and the rights and obligations of its Member and Manager must be set forth in the Operating Agreement adopted by the initial Member and Manager of the Company. This Operating Agreement may be amended from time to time according to its provisions.

#### **SECTION 11 MANAGEMENT**

Management of the Company is vested in the Manager. The Manager has exclusive authority to act for the Company in all matters. The authorities and duties of the Manager are set forth in the Operating Agreement. The name and address of the initial Manager is:

Raymond L. Beaumont  
6094 Waverly Road  
Weeki Wachee, Florida 34607

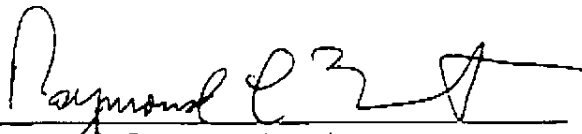
#### **SECTION 12 INDEMNIFICATION AND LIABILITY**

As determined by the Manager of the Company, the Company may indemnify and advance expenses to a Member, Manager, employee, or agent of the Company in connection with any proceeding to the extent permitted by applicable laws and statutes, the Act, and the Company's Operating Agreement.

### SECTION 13 TRANSFERABILITY OF INTEREST

Interests in the Company are nontransferable except as specifically set forth in the Company's Operating Agreement.

Signed on: April 15, 2024.

  
Raymond L. Beaumont, Organizer