

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L24000218106
FILED 8:00 AM
May 09, 2024
Sec. Of State
ndmccleessam**

Article I

The name of the Limited Liability Company is:
WASHINGTON DESIGNS AND ESTATES LLC

Article II

The street address of the principal office of the Limited Liability Company is:
140 LINCOLN BLVD
ORLANDO, FL. UN 32810

The mailing address of the Limited Liability Company is:
298 LEYLAND TREE LANE
204
LONGWOOD, FL. UN 32750

Article III

Other provisions, if any:

A DYNAMIC ENTERPRISE DEDICATED TO EXCELLENCE IN RESIDENTIAL
REAL ESTATE. WITH A STEADFAST COMMITMENT TO QUALITY, WE
EMPOWER INDIVIDUALS TO ACHIEVE THEIR DREAM OF HOMEOWNERSHIP
WHILE DELIVERING MODERNIZED RECONDITIONING SERVICES.

Article IV

The name and Florida street address of the registered agent is:
THEODORE T WASHINGTON III
298 LEYLAND TREE LANE
204
LONGWOOD, FL. 32750

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, I hereby accept the appointment as registered agent and agree to act in this 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.

Registered Agent Signature: THEODORE WASHINGTON

Article V

The name and address of person(s) authorized to manage LLC:

Title: CEO
THEODORE T WASHINGTON III
298 LEYLAND TREE LANE APT. #204
LONGWOOD, FL. 32750 UN

Title: P
JOANNA J WASHINGTON
298 LEYLAND TREE LANE APT. #204
LONGWOOD, FL. 32750 UN

Title: MGR
RASHEA R SWINT
1262 GLENLEIGH DRIVE
OCOE, FL. 34761 UN

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Article VI

The effective date for this Limited Liability Company shall be:

05/10/2024

Signature of member or an authorized representative

Electronic Signature: THEODORE WASHINGTON

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.