

Florida Department of State

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**FLORIDA LIMITED LIABILITY CO.  
SUNSET HARBOR COTTAGE, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION OF  
SUNSET HARBOR COTTAGE, LLC**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

**ARTICLE I — NAME**

The name of the Limited Liability Company is: SUNSET HARBOR COTTAGE, LLC.

**ARTICLE II — ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:  
20120 Granlago Drive  
Venice, FL 34293

Mailing Address:  
20120 Granlago Drive  
Venice, FL 34293

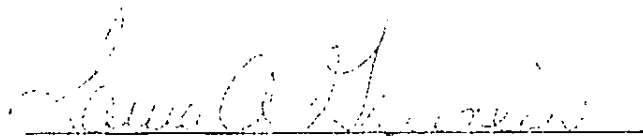
**ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE  
& REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the registered agent are:

Laura Ann Graniero  
20120 Granlago Drive  
Venice, FL 34293

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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 as provided for in Chapter 605, F.S.

  
\_\_\_\_\_  
Registered Agent

**ARTICLE IV — DURATION**

The period of duration for the Limited Liability Company shall be perpetual.

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ARTICLE V — MANAGEMENT

The Limited Liability Company is to be managed by a manager or managers and the names and addresses of such manager or managers who are to serve in such capacity are:

Name:  
Laura Ann Gruniero

Address:  
20120 Granlago Drive  
Venice, FL 34293

In the event there is more than one manager, then no single manager has the authority to bind the company in the ordinary course of its business, and the authority of all managers will be required to bind the company.

ARTICLE VI — MEMBERSHIP AND MEMBERSHIP RESTRICTIONS

The initial members of the LLC will be:

Name:  
Laura Ann Gruniero

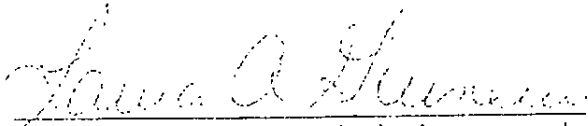
Address:  
20120 Granlago Drive  
Venice, FL 34293

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

These Articles of Organization are signed and acknowledged this 17th day of July, 2024.

  
Laura Ann Gruniero, its authorized representative

(In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any 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.)