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T.S.H

ATTORNEY AT LAW
BULLARD LAW FIRM, P.A.

P.O. Box 1538, Ocala, Florida 34478
121 NW 3rd Street, Ocala, Florida 34475
(352) 732-5900
Fax (352) 622-5769

J. Warren Bullard

Warren@bullardlawocala.com

July 18, 2024

Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

Re: Articles of Organization - KAY 2 OCALA, LLC

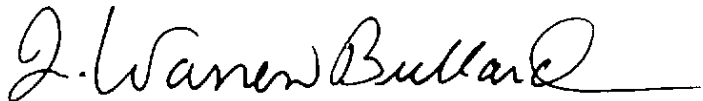
Dear Sir/Madam:

Enclosed please find the original and one (1) copy of the Articles of Organization for KAY 2 OCALA, LLC, together with a check for \$125.00 representing the filing fee. Please file the Articles of Organization and return the filed copy to my office in the enclosed self addressed, stamped envelope.

Thank you for your assistance and should you have any questions, please contact my office.

Sincerely,

BULLARD LAW FIRM, P.A.



J. Warren Bullard

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JWB/mem
Enclosures

**ARTICLES OF ORGANIZATION
OF
KAY 2 OCALA, 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, Florida Statutes §605, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be **KAY 2 OCALA, LLC** ("Company").

ARTICLE II - PRINCIPAL OFFICE ADDRESS

The street address of the principal office of the company shall be 1215 SE 12th Court, Ocala, Florida 34471 and the mailing address of the company shall be 1215 SE 12th Court, Ocala, Florida 34471.

ARTICLE III - DURATION

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these Articles of Organization.

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the registered agent and registered office of the Company in the State of Florida are **J. WARREN BULLARD**, 121 NW 3rd Street, Ocala, Florida 34475. The post office address of the registered agent and registered office of the Company in the State of Florida are **J. WARREN BULLARD**, Post Office Box 1538, Ocala, Florida 34478.

ARTICLE V - ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the Company only on the unanimous consent of all members.

ARTICLE VI - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all members. A member may transfer his or her interest in the company as set forth in the Operating Agreement of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other

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members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

ARTICLE VII - TERMINATION OF EXISTENCE MEMBER'S RIGHT TO CONTINUE BUSINESS

The Company shall be dissolved on the death, retirement, resignation, expulsion, bankruptcy, dissolution of a member or on the occurrence of any other event that terminates the continued membership of a member in the Company unless the business of the Company is continued by the consent of all remaining members, provided there is at least one remaining member.

ARTICLE VIII - INITIAL MANAGER

The Company shall be managed by a member selected by the members in accordance with the Operating Agreement of the Company adopted by all members for the management of the business and affairs of the Company. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with the Florida Revised Limited Liability Company Act, Florida Statutes §605 or these Articles of Organization. The names and addresses of each person authorized to manage and control the Limited Liability Company are:

<u>Title</u>	<u>Name and Address</u>
Authorized Manager "MGR"	Donald H. Kay, Jr. 1215 SE 12 th Court ✓ Ocala, Florida 34471

The Managers serving as Initial Member Managers shall serve until the first Annual Meeting of members or until their successor(s) are elected and qualified or until a resignation or termination.

ARTICLE IX - INITIAL MEMBERS

The names and addresses of the Initial Members of the Company who will each be contributing initially cash and/or property to the Company are:

(a) <u>From</u>	(b) <u>Percentage Ownership</u>	(c) <u>Consideration</u>
Donald H. Kay, Jr., as Trustee of the Donald H. Kay, Jr. and Martha Andrews Kay Living Trust Agreement dated March 23, 2016	100%	\$500.00

ARTICLE X - REGULATIONS

The Operating Agreement of this limited liability company may only be adopted, amended, altered or repealed by the unanimous vote of the members.

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**ARTICLE XI
STATEMENT OF AUTHORITY**

The Member Manager shall have the full power to execute and deliver, for and on behalf of the LLC, any and all documents and instruments which may be necessary or desirable to carry on the business of the LLC, including, without limitation, any and all deeds, contracts, leases, mortgages, deeds of trust, promissory notes, security agreements, and financing statements pertaining to the LLC's assets or obligations. No other person or member shall have any right or authority to act for or bind the LLC except as permitted in the Operating Agreement or as required by law.

ARTICLE XII - AMENDMENT

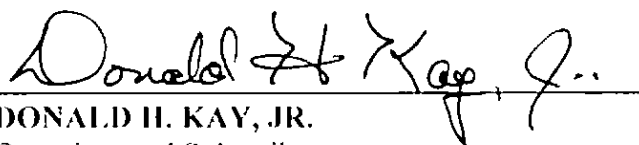
This limited liability company reserves the right to amend, alter or repeal any provision contained in these **ARTICLES OF ORGANIZATION** in accordance with the Florida Revised Limited Liability Company Act, Florida Statutes §605.

ARTICLE XIII - SUBSCRIBER AND ORGANIZER

The name and address of the initial Subscriber to the Company's membership units and the person signing as the Organizer of **KAY 2 OCALA, LLC** is as follows:

Donald H. Kay, Jr.
1215 SE 12th Court
Ocala, Florida 34471

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at Ocala, Florida, on this 18 day of July, 2024.



DONALD H. KAY, JR.
Organizer and Subscriber

In accordance with Section 605.0203 (1)(b), Florida Statutes, the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true. We are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.

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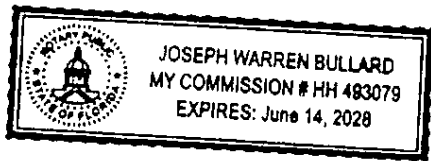
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STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 18th day of July, 2024 by **DONALD H. KAY, JR.** as Organizer and Subscriber, who is personally known to me or who provided PERSONALLY KNOWN as identification and who executed the foregoing instrument and acknowledged before me that he executed the same as Organizer and Authorized Member freely and voluntarily for the purposes therein.

My commission expires:

J. Warren Bullard
Notary Public State of Florida
Printed Name of Notary: J. Warren Bullard



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NOTARY PUBLIC
STATE OF FLORIDA

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

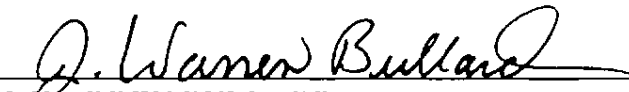
Pursuant to the provisions of Section 605.0113 or 605.0117, Florida Statutes, the undersigned limited liability company submits the following statement in designating the Registered Agent/registered office in the State of Florida.

1. The name of the limited liability company is **KAY 2 OCALA, LLC**.
2. The name and address of the Registered Agent and office is:

J. Warren Bullard
121 NW 3rd Street
Ocala, Florida 34478

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.

Dated this 18th day of July, 2024.


J. WARREN BULLARD

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