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FLORIDA LIMITED LIABILITY CO.
Magnolia Palm Property Management, LLC

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**ARTICLES OF ORGANIZATION FOR
Magnolia Palm Property Management, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, desiring to form a limited liability company under and pursuant to the Revised Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I. NAME.

The name of the limited liability company is: **Magnolia Palm Property Management, LLC, a Florida limited liability company.**

ARTICLE II. ADDRESS.

The mailing address and physical address of the limited liability company is: 825 13th Avenue North, Jacksonville Beach, Florida, 32250.

ARTICLE III. DURATION.

The period of duration for the Company shall be perpetual, commencing upon filing of these Articles, unless terminated in accordance with the Company's Operating Agreement or by the unanimous written agreement of all Members.

ARTICLE IV. INITIAL REGISTERED AGENT AND OFFICE.

The name and street address of the initial registered agent of the Company is **Cory P. McKibben, 825 13th Avenue North, Jacksonville Beach, Florida, 32250.**

ARTICLE V. MANAGEMENT.

The business of the Company shall be conducted, carried on, and managed solely by the Manager, in the manner prescribed by and provided in the Operating Agreement of the Company. Therefore, the Company is a Manager-Managed company. Such Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The name and address of the initial Manager is as follows: **Cory P. McKibben, 825 13th Avenue North, Jacksonville Beach, Florida, 32250.**



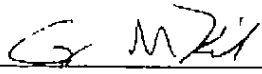
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ARTICLE VI. OPERATING AGREEMENT.

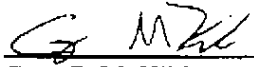
The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Member(s) of the Company.


Cory P. McKibben

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for the Company names above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Revised Florida Limited Liability Company Act, Chapter 605, Florida Statutes, and acknowledges that it is familiar with, and accepts the obligations of such position.

REGISTERED AGENT


Cory P. McKibben

Date: 3/21, 2024



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