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## Florida Department of State

Division of Corporations

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TALLAHASSEE, FLFLORIDA LIMITED LIABILITY CO.  
GRADY GUILD, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION**  
**OF**  
**GRADY GUILD, LLC**

The undersigned acting as the organizer of GRADY GUILD, LLC, under the Florida Limited Liability Company Act, Chapter 605, *Fla. Stat.*, adopts the following Articles of Organization:

**ARTICLE I - Name:**

The name of the limited liability company is GRADY GUILD, LLC (the "Company").

**ARTICLE II - Address:**

The mailing address and the street address of the Company is 2214 Via Luna, Winter Park, Florida 32789.

**ARTICLE III - Duration:**

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV - Management:**

The limited liability company is to be managed by managers and the names and addresses of the individuals who are to serve as initial managers until the first annual meeting of the members or until their successors are elected and qualified are:

Name

John F. Grady, III

Address

2214 Via Luna  
Winter Park, Florida 32789

Holly Grady

2214 Via Luna  
Winter Park, Florida 32789

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**ARTICLE V - Admission of Additional Members:**

The Company shall admit new Members only upon the majority written consent of all then existing voting Members of the Company.

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**ARTICLE VI - Initial Registered Agent and Office:**

The initial registered agent for the Company shall be Keith C. Durkin, 200 South Orange Avenue, Suite 2300, Orlando, Florida 32801. A copy of the registered agent's acceptance to serve accompanies these Articles.

**ARTICLE VII - Amendments:**

The Company reserves the right to amend any provision of these Articles of Organization.,

**ARTICLE VIII – Member Interests:**

The Company is authorized to issue both voting and nonvoting member units. All common member units shall be identical in all respects except the nonvoting member units shall carry no right to vote on any matter except as the State of Florida requires that voting rights be granted nonvoting member interests.

**(SIGNATURES ON FOLLOWING PAGE)**

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IN WITNESS WHEREOF, the undersigned executes these Articles of Organization on this 30th day of August, 2024.

*Keith Durkin*

Keith C. Durkin, Organizer

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# ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

PURSUANT TO THE PROVISIONS OF SECTION 605.415, FLORIDA STATUTES, THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is **GRADY GUILD, LLC**.
2. The name and address of the registered agent is:

Keith C. Durkin  
200 South Orange Avenue  
Suite 2300  
Orlando, Florida 32801

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, the undersigned hereby accepts the appointment as registered agent and agrees to act in his capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and that he is familiar with and accepts the obligations of his position as registered agent.

*Keith Durkin*

Keith C. Durkin

Dated this 30th August, 2024.