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9.5.24

# Florida Department of State

# L24000381083

Division of Corporations  
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To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : COMPUTERSHARE  
Account Number : 110432003053  
Phone : (561)694-8107  
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SECRETARY OF STATE  
TALLAHASSEE, FL

## FLORIDA LIMITED LIABILITY CO.

### Pelicans Roost 302, LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

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SECRETARY OF STATE  
TALLAHASSEE, FL

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Pelicans Roost 302, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Pelicans Roost 302, LLC  
605 Donax, Street, Unit 302  
Sanibel FL 33957

The mailing address of the Company's initial principal office is:  
Pelicans Roost 302, LLC  
7695 Winding Way S  
Tipp City OH 45371

### Article III. Registered Agent

The name and street address of the Company's registered agent is:

Jason Maughan  
15750 New Hampshire Court  
Fort Myers FL 33908

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a member-managed company. The name and address of each member is:

Jennifer Moorhead  
7695 Winding Way S  
Tipp City OH 45371

Article VII. Company Existence

The Company's existence shall begin effective as of September 4, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 9/4/2024.



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COMPUTERSHARE GOVERNANCE SERVICES INC.  
D/B/A CORPORATE CREATIONS INTERNATIONAL

Kevin Duteau, Special Secretary

Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Pelicans Roost 302, LLC

### REGISTERED AGENT/OFFICE:

Jason Maughan  
15750 New Hampshire Court  
Fort Myers FL 33908

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



\_\_\_\_\_  
JASON MAUGHAN

Kevin Duteau, Attorney-in-Fact

Date: September 4, 2024.

Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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Handwritten notes: "2024-09-04" and "15750 NH Court"