

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000466107
FILED 8:00 AM
October 10, 2025
Sec. Of State
ajsponholtz

Article I

The name of the Limited Liability Company is:

LATITUDE 30N. PROPERTIES, LLC

Article II

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

601 MAGNOLIA STREET
NEPTUNE BEACH, FL. UN 32266

The mailing address of the Limited Liability Company is:

601 MAGNOLIA STREET
NEPTUNE BEACH, FL. UN 32266

Article III

Other provisions, if any:

TO OWN AND OPERATE SHORT TERM RENTAL VACATION PROPERTIES
AND ENGAGE IN ANY LAWFUL BUSINESS ACTIVITY RELATED THERETO.

Article IV

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

DAVID R BLACK
601 MAGNOLIA STREET
NEPTUNE BEACH, FL. 32266

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.

Registered Agent Signature: DAVID BLACK

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
DAVID BLACK
601 MAGNOLIA STREET
NEPTUNE BEACH, FL. 32266 UN

Title: MGR
MINDY BLACK
601 MAGNOLIA ST.
NEPTUNE BEACH, FL. 32266 UN

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Article VI

The effective date for this Limited Liability Company shall be:

10/10/2025

Signature of member or an authorized representative

Electronic Signature: DAVID BLACK

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.