

**Electronic Articles of Incorporation  
For**

P25000018715  
FILED  
March 24, 2025  
Sec. Of State  
fjeggleston

Z3 PROPERTIES INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

Z3 PROPERTIES INC

**Article II**

The principal place of business address:

147 RUM RUNNER WAY  
ST JOHNS, FL. US 32259

The mailing address of the corporation is:

3963 OLD SURRENCY RD  
SURRENCY, GA. US 31563

**Article III**

The purpose for which this corporation is organized is:

TO ACQUIRE, DEVELOP, AND MANAGE A PREMIUM PORTFOLIO OF LUXURY PROPERTIES, DELIVERING EXCEPTIONAL LIVING EXPERIENCES AND LONG-TERM VALUE, AND ENGAGING IN ANY LAWFUL BUSINESS UNDER FLORIDA LAW.

**Article IV**

The number of shares the corporation is authorized to issue is:

10,000

**Article V**

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

NATALIE J WATERS  
147 RUM RUNNER WAY  
ST JOHNS, FL. 32259

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: NATALIE WATERS

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## Article VI

The name and address of the incorporator is:

ROBERT WATERS III  
147 RUM RUNNER WAY

ST JOHNS, FL 32259

Electronic Signature of Incorporator: ROBERT WATERS III

I am the incorporator submitting these Articles of Incorporation 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 this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: CEO  
ROBERT L WATERS III  
147 RUM RUNNER WAY  
ST JOHNS, FL. 32259 US

Title: P  
NATALIE J WATERS  
147 RUM RUNNER WAY  
ST JOHNS, FL. 32259 US

## Article VIII

The effective date for this corporation shall be:

03/22/2025