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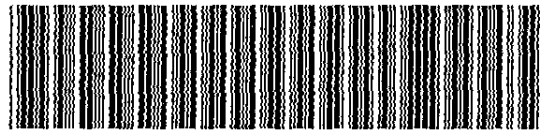
(Business Entity Name)

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September 24, 2003

**CORPORATION NAME (S) AND DOCUMENT NUMBER (S):**

Keller Williams Gulf Coast Realty St. Pete, LLC

**Filing Evidence**

☐ Plain/Confirmation Copy

☒ Certified Copy

**Retrieval Request**

☐ Photocopy

☐ Certified Copy

**Type of Document**

☐ Certificate of Status

☐ Certificate of Good Standing

☐ Articles Only

☐ All Charter Documents to Include  
Articles & Amendments

☐ Fictitious Name Certificate

☐ Other

NEW FILINGS	
	Profit
	Non Profit
X	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

## **ARTICLES OF ORGANIZATION**

**OF**

### **KELLER WILLIAMS GULF COAST REALTY ST. PETE, LLC**

The undersigned, being a duly authorized representative of a Member, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, chapter 608, Florida Statutes, does hereby adopt the following Articles of Organization and hereby certifies:

#### **ARTICLE I: NAME**

The name of the limited liability company is KELLER WILLIAMS GULF COAST REALTY ST. PETE, LLC (the "Limited Liability Company").

#### **ARTICLE II: ADDRESSES**

The mailing address of the Limited Liability Company is 6400 Fourth Street North, Suite #1, St. Petersburg, Florida 33702. The street address of the principal office of the Limited Liability Company is 6400 Fourth Street North, Suite #1, St. Petersburg, Florida 33702.

#### **ARTICLE III: DURATION**

The period of duration for the Limited Liability Company shall commence with the filing of these Articles of Organization with the Florida Secretary of State and shall continue perpetually, unless terminated (i) by the unanimous vote of all Members of the Limited Liability Company or (ii) in accordance with the Limited Liability Company's Regulations; provided always, however, that upon any such termination event, the existence and business of the Limited Liability Company may be continued by amendment of these Articles of Organization or the Regulations providing for the continued existence of the Limited Liability Company.

#### **ARTICLE IV: PURPOSE**

The purpose for which the Limited Liability Company is being formed is to engage in any activity or business permitted under the laws of the United States and State of Florida.

#### **ARTICLE V: REGISTERED AGENT AND OFFICE**

The Limited Liability Company designates 6400 Fourth Street North, Suite #1, St. Petersburg, Florida 33702, as the street address of the initial registered office of the Limited Liability Company and names Ann S. Rogers, as the Limited Liability Company's initial registered agent at that address to accept service of process within the State of Florida.

**ARTICLE VI: ADDITIONAL MEMBERS**

Additional Members of the Limited Liability Company may be admitted upon the approval of all of the Members of the Limited Liability Company and otherwise in the manner set forth in the Regulations of the Company.

**ARTICLE VII: MANAGEMENT**

The Limited Liability Company shall be conducted, carried on and managed by no less than one (1) Manager, who shall be elected by the Members of the Limited Liability Company in the manner prescribed by and provided in the Regulations of the Limited Liability Company. Such Managers shall also have the rights and responsibilities described in the Regulations of the Limited Liability Company. The name and address of the initial Manager is as follows:

Ann S. Rogers

6400 Fourth Street North, Suite #1  
St. Petersburg, Florida 33702

Such Managers shall serve in such capacity until the first annual meeting of the Members or until her or his successor is duly elected and qualified.

**ARTICLE VIII: REGULATIONS**

The power to adopt, alter, amend or repeal the Regulations of the Limited Liability Company shall be initially vested in the Members of the Limited Liability Company and thereafter in the manner prescribed by and provided in any adopted Regulations of the Limited Liability Company.

**ARTICLE IX: LIMITATION ON AGENCY AUTHORITY OF MEMBERS**

Pursuant to section 608.424 of the Florida Limited Liability Company Act, no Member of the Limited Liability Company shall be an agent for the Limited Liability Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Limited Liability Company solely by virtue of being a Member.

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03 SEP 24 PM 12:18  
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, I have signed these Articles of Organization and  
acknowledged them to be my act this 22 day of September, 2003.

FILED  
03 SEP 24 PM 12:18  
TALLAHASSEE, FLORIDA

Ann S. Rogers

Ann S. Rogers

Signature of Authorized Representative of Member  
Executing the Articles of Organization

The foregoing instrument was acknowledged before me this 22nd day of September,  
2003, by Ann S. Rogers, who is personally known to me and who did take an oath.

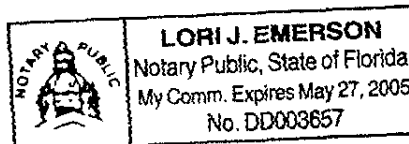
Lori J. Emerson

Print Name:

Notary Public—State of Florida

My. Commission Expires:

[Notary Seal or Stamp]



03 SEP 24 PM 12:18  
FILED  
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE, BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

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In pursuant of chapter 48.091, Florida Statutes, or more applicable statutes, the following is submitted:

**FIRST:** That KELLER WILLIAMS GULF COAST REALTY ST. PETE, LLC, desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Organization, at 6400 Fourth Street North, Suite #1, St. Petersburg, Florida 33702, has named Ann S. Rogers, located at 6400 Fourth Street North, Suite #1, St. Petersburg, Florida 33702, as the agent to accept service of process with this State.

**SECOND:** Further, said KELLER WILLIAMS GULF COAST REALTY ST. PETE, LLC, has designated the location 6400 Fourth Street North, Suite #1, St. Petersburg, Florida 33702, as its registered office, and said Ann S. Rogers, as its registered agent, pursuant to the provisions of Florida Statutes.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above-stated Limited Liability Company, at place designated in this Certificate, I hereby accept to act in that capacity, and agree to comply with the provisions of the Florida Limited Liability Act and am familiar with and fully accept the designation as registered agent for said Limited Liability Company and the obligations of that position.

  
\_\_\_\_\_  
Ann S. Rogers  
As Registered Agent