

L13000163831

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

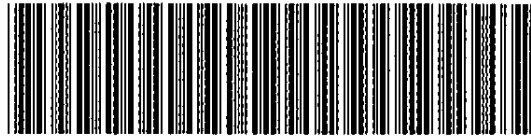
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J. SAULSBERRY
EXAMINER

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- ☒ **CERTIFIED COPY** _____
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1. Rome Avenue Property Management, LLC
(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)

3. _____
(CORPORATE NAME AND DOCUMENT #)

4. _____
(CORPORATE NAME AND DOCUMENT #)

5. _____
(CORPORATE NAME AND DOCUMENT #)

6. _____
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL
INSTRUCTIONS:**

**ARTICLES OF ORGANIZATION
FOR
ROME AVENUE PROPERTY MANAGEMENT, LLC

A Florida Limited Liability Company**

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13 NOV 21 AM 10:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under Chapter 605 of Florida Statutes upon effectiveness of Chapter 605 and under the predecessor chapter of Florida Statutes prior to the effectiveness of Chapter 605, hereby adopts the following Articles of Organization:

Article I

NAME OF LIMITED LIABILITY COMPANY: The name of the limited liability company (the "LLC") is Rome Avenue Property Management, LLC.

Article II

PRINCIPAL OFFICE: The principal office of the LLC is located at 919 South Rome Avenue, Unit #3, Tampa, Florida 33606.

MAILING ADDRESS: The mailing address of the LLC is 919 South Rome Avenue, Unit #3, Tampa, Florida 33606 with attention to James R. Ullrich.

Article III

PURPOSE: This LLC is formed for the purpose to engage in the investment of real property in the State of Florida or such other jurisdictions as the members of the limited liability company deem appropriate in keeping with its real property investment purpose.

Article IV

POWERS: The LLC shall have and exercise all powers of a limited liability company pursuant to Chapter 605 of Florida Statutes as the same now exists or may hereinafter exist under the laws of the State of Florida upon effectiveness of Chapter 605 and under the predecessor chapter of Florida Statutes prior to the effectiveness of Chapter 605.

Article V

OPERATING AGREEMENT: The Operating Agreement of the LLC shall be initially approved by a majority vote of the Members and thereafter may be amended by a majority vote of the Members at the annual meeting of the Members or at a duly called meeting of the Members in accordance with the Operating Agreement.

Article VI

AMENDMENT: These Articles of Organization may be amended by the affirmative vote of two-thirds of the voting Members in the manner provided by law.

Article VII

MANAGERS: The LLC is a manager managed limited liability company. The Manager(s) of the LLC shall be fixed and determined from time to time by the members in accordance with the Operating Agreement. The name and post office address of the first initial Manager is as follows:

1. James R. Ullrich 919 South Rome Avenue, MANAGER
Unit #3,
Tampa, Florida 33606

Article VIII

INFORMAL ACTION: To the extent permitted by law, any action required to be taken at any annual or special meeting of the members, managers or any appointed committee, or any action which may be taken at any annual or special meeting of any such members, managers or committee, may be taken without a meeting, without prior notice and without a vote, if the action is taken by the members, managers or committee members entitled to vote on such action and having not less than the minimum number of votes necessary to authorize such action at a meeting at which all members, managers or committee members entitled to vote on such action were present and voted. The action must be evidenced by one or more written consents describing the action taken, dated and signed by approving members, managers or committee members having the requisite number of votes and entitled to vote on such action, and such written consent or consents must be delivered to the LLC at its principal office.

Article IX

REGISTERED AGENT: The name of the registered agent of the LLC is James O. Lang. The address of this registered agent is 669 First Avenue North St. Petersburg, Florida 33701. The registered office and registered agent provided for herein may be changed from time to time in the manner provided by law.

Article X

INDEMNIFICATION: Any person made a party to any action, suit or proceeding by reason of being a manager of the LLC shall be indemnified by the LLC against any and all liability and the reasonable expenses, including attorney's fees and disbursements, incurred by him or her in connection with the defense or settlement of such action, suit or proceeding, or in connection with any appearance therein, except in relation to matters as to which it shall be adjudged in such action, suit or proceeding that such manager is liable for any misconduct in the performance of his or her duties. Such right of indemnification shall not be deemed exclusive of any other rights to which such manager may be entitled

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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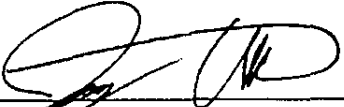
Article XI

TERMS OF EXISTENCE: The term of existence of the LLC is perpetual.

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SECRETARY OF STATE
TALLAHASSEE, FL 32304

IN WITNESS WHEREOF, These Articles of Organization are hereby executed by the initial member and the initial manager on this ____th day of November, 2013.



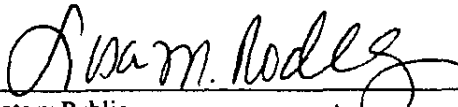
James R. Ullrich
Initial Member and Initial Manager

11.19.2013
Date

State of Florida
County of Hillsborough

I hereby certify that on this day, before me, a Notary Public duly authorized to take acknowledgements, personally appeared JAMES R. ULLRICH to me known to be the person described as a subscriber in, and who executed, the foregoing Articles of Incorporation.

WITNESS my hand and official seal this 19 day of November, 2013.



Notary Public
My commission Expires 4/5/14

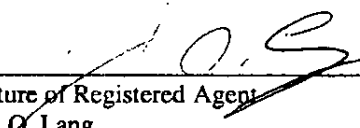


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REGISTERED AGENT'S

ACCEPTANCE OF APPOINTMENT

Having been named as registered agent to accept service of process for the above stated LLC at the place designated in this certificate, I am familiar with and accept the appointment as registered agent for Rome Avenue Property Management, LLC, a Florida limited liability company, and agree to act in this capacity.



Signature of Registered Agent
James O. Lang

Date: 11/20/2013

State of Florida
County of Pinellas

I hereby certify that on this day, before me, a Notary Public duly authorized to take acknowledgements, personally appeared JAMES O. LANG to me known to be the person described as registered agent and who executed the foregoing appointment.

WITNESS my hand and official seal this 20th day of November, 2013,



Notary Public Katherine Biasotti
My commission Expires May 7, 2017



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