

Division of Corporations

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Florida Department of State
Division of Corporations
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DIVISION OF CORPORATIONS
STATE OF FLORIDA
COMMERCIAL SERVICES

FLORIDA LIMITED LIABILITY CO.

Heather Tracy Olson, PLLC

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ARTICLES OF ORGANIZATION
of
HEATHER TRACY OLSON, PLLC
a Florida Limited Liability Company

These Articles of Organization are adopted for the purpose of forming a professional limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

ARTICLE ONE: NAME

The name of the Company is Heather Tracy Olson, PLLC.

ARTICLE TWO: PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office of the Company shall be located at 3908 26th St W, Bradenton, FL 34205, and its mailing address shall be 2055 Siesta Dr, No. 5843, Sarasota, FL 34277, until and unless such principal office location or mailing address is subsequently changed by the Company. The Company may also establish and maintain any other locations or mailing addresses as is determined by the Company to be appropriate.

ARTICLE THREE: COMMENCEMENT AND DURATION

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

ARTICLE FOUR: PURPOSE

The Company is organized for the purpose of engaging in the profession of real estate brokerage as a licensed sales associate under Part I of Chapter 475 of the Florida Statutes.

Notwithstanding the foregoing, the Company may engage in any and all activities permitted professional limited liability companies under the Professional Service Corporation and Limited Liability Company Act of the State of Florida.

ARTICLE FIVE: OPERATING AGREEMENT

The Company shall adopt an Operating Agreement by affirmative unanimous vote or consent of all the Members of the Company, which may thereafter be amended or restated only in accordance with the terms thereof. The Operating Agreement must be in writing and shall be signed by all Members, establishing their consent thereto.

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ARTICLE SIX: MEMBERSHIP

The Members of the Company are those one or more persons or entities joining in execution of the Operating Agreement, each Member having the percentage, proportionate, or fractional share specified therein, referred to as a Membership Interest. The Members have authorized the undersigned signatory of these Articles of Organization to submit the same for filing with the Florida Department of State, as their authorized representative.

Additional Members shall be admitted to the Company only in accordance with the Operating Agreement. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

No one shall be admitted as a Member of the Company unless they are qualified to act as a licensed sales associate under Part I of Chapter 475 of the Florida Statutes. No Member of the Company may sell, transfer, or assign his or her Membership Interest except to someone so qualified. If any Member becomes legally disqualified to act as a licensed sales associate under Part I of Chapter 475 of the Florida Statutes, that Member shall be required to sever all employment with and financial interests in the Company to the extent required by the Florida Statutes and the rules regulating real estate brokers and sales associates as promulgated by the Florida Department of Business and Professional Regulation and the Florida Real Estate Commission.

ARTICLE SEVEN: MANAGEMENT AND AGENCY

The Company shall be a manager-managed Company and it shall be managed by one or more Managers appointed by the Members in accordance with the Operating Agreement.

Until and unless changed by the Members in accordance with the Operating Agreement, the Company shall have one initial Manager and that Manager is Heather T. Olson, whose address is 2055 Siesta Dr, No. 5843, Sarasota, FL 34277. The initial Manager may be removed and other or additional Managers appointed by the Members in accordance with the Operating Agreement; provided, however, that the Company shall always have at least one Manager.

No one shall serve as a Manager of the Company unless they are qualified to engage in the profession of real estate brokerage as a licensed sales associate under Part I of Chapter 475 of the Florida Statutes in the State of Florida.

ARTICLE EIGHT: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

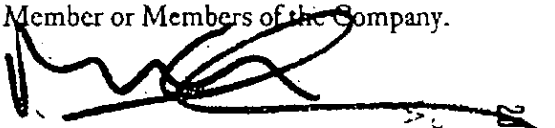
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ARTICLE NINE: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended or restated only upon the affirmative unanimous vote or consent thereto of all the Members.

In Witness Whereof, these Articles of Organization are executed on 23 March 2022 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.



Marc H. Feldman

2022 MAR 23 AM 8:55
CLERK OF STATE
TALLAHASSEE, FLORIDA

FILED

ACCEPTANCE OF APPOINTMENT

as

REGISTERED AGENT

Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Heather Tracy Olson, PLLC, a Florida professional limited liability company, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 23 March 2022.



Agency Agents, LLC,
a Florida limited liability company,

by: 

Marc H. Feldman, Manager

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