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**FLORIDA LIMITED LIABILITY CO.
NOVELLE SUNCOAST REALTY, LLC**

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**ARTICLES OF ORGANIZATION
OF
NOVELLE SUNCOAST REALTY, LLC**

**ARTICLE I
NAME**

The name of the Company shall be: NOVELLE SUNCOAST REALTY, LLC

**ARTICLE II
ADDRESS AND PLACE OF BUSINESS**

The address of the principal office and the mailing address of this Company shall be 720 BROOKER CREEK BLVD., SUITE 215, OLDSMAR, FLORIDA 34677

**ARTICLE III
PERIOD OF DURATION**

The period of duration of the Company shall be perpetual.

**ARTICLE IV
GENERAL POWERS**

The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Florida Revised Limited Liability Company Act, Chapter 605, *Florida Statutes* (the "Act").

**ARTICLE V
MANAGEMENT BY THE MEMBERS; OPERATING AGREEMENT**

All powers of the Company shall be exercised by or under the authority of its Members as provided in the operating agreement of the Company (the "Operating Agreement"). The Operating Agreement shall provide for the regulation, management, and other affairs of the Company and shall not be in conflict with these Articles of Organization or with the Act or other applicable laws. The Operating Agreement may be amended or terminated only in the manner now or hereafter prescribed therein.

**ARTICLE VI
AUTHORIZED MEMBERS AND OFFICERS**

The following persons are designated as the Authorized Member and/or officers of the Company, and each of whom may enter into transactions on behalf of, or otherwise act for or bind, the Company and shall have such other duties and powers as specified from time to time by the Members or as set forth in the Operating Agreement:

Richard Ferrelli	Authorized Member and CEO 720 Brooker Creek Blvd., Suite 215, Oldsmar, Florida 34677
Debra Gonzalez	Treasurer 720 Brooker Creek Blvd., Suite 215, Oldsmar, Florida 34677

Any person serving in one of the officer positions specified in this Article VI may sign on behalf of the Company, and third parties may rely on such officer's signature without need for further investigation.

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**ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Company's initial registered office in Florida is **401 EAST JACKSON STREET, SUITE 3100, TAMPA, FLORIDA 33602**, and the name of its initial registered agent is **JOSEPH RUGG**. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 605.0113, Florida Statutes.

**ARTICLE VIII
ACKNOWLEDGMENT**

The Members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the Articles of Organization of **NOVELLE SUNCOAST REALTY, LLC**. These Articles of Organization may be amended from time to time by consent of the Members holding a majority of the voting interests of the Company, or otherwise in the manner prescribed in the Company's Operating Agreement.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 27th day of November, 2023.



Joseph Rugg
Authorized Representative

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of **NOVELLE SUNCOAST REALTY, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and is familiar with and accepts the obligations set forth in Section 605.0113, Florida Statutes.

EXECUTED this 27th day of November, 2023.



Joseph Rugg

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