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T. Burch JUL 11, 2007



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 981367 7596808

AUTHORIZATION : *[Signature]*

COST LIMIT : \$ 70.00

ORDER DATE : July 3, 2007

ORDER TIME : 11:56 AM

ORDER NO. : 981367-001

CUSTOMER NO: 7596808

DOMESTIC FILING

NAME: THE SOCIETY OF COMMERCIAL
REALTORS OF GREATER FORT
LAUDERDALE, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Troy Todd - EXT. 2940

EXAMINER'S INITIALS: _____

ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be:

THE SOCIETY OF COMMERCIAL REALTORS OF GREATER FORT LAUDERDALE, INC.

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1765 NE 26th ST
WILTON MANORS FL 33305

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:

To unite those in this community engaged in the real estate profession primarily as commercial practitioners with The Society of Commercial REALTORS of Greater Fort Lauderdale, Inc, the Florida Association of REALTORS, and the NATIONAL ASSOCIATION OF REALTORS, thereby furthering their own objectives throughout the state and nation and obtaining the benefits and privileges of membership therein.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:

SEE ATTACHMENT

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List name(s), address(es) and specific title(s):

| | |
|---------------------|--|
| STEPHEN A HEIM | 1765 NE 26TH ST WILTON MANORS FL 33305 |
| WILLIAM F MCCONNELL | 1765 NE 26TH ST WILTON MANORS FL 33305 |
| KENNETH L KURTZ | 1765 NE 26TH ST WILTON MANORS FL 33305 |

*See Additional Attachment

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Corporation Service Company
1201 Hays Street
Tallahassee FL 32301

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

STEPHEN A HEIM
1765 NE 26TH ST
WILTON MANORS FL 33305

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Corporation Service Company

By: _____

Signature/Registered Agent
Lamont W. Jones, Asst. VP

Date

7/9/07

Signature/Incorporator

STEPHEN A HEIM

Date

7/6/07

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TALLAHASSEE, FLORIDA

ATTACHMENT #1
Additional Directors and Officers

MELODY R LAVRICH
1765 NE 26TH ST
WILTON MANORS FL 33305

TANNY J RETZ
1765 NE 26TH ST
WILTON MANORS FL 33305

STEVE W EINHORN
1765 NE 26TH ST
WILTON MANORS FL 33305

CHRISTINE E HANSEN
1765 NE 26TH ST
WILTON MANORS FL 33305

TIMOTHY D NEAL
1765 NE 26TH ST
WILTON MANORS FL 33305

STEVEN J NEWMAN
1765 NE 26TH ST
WILTON MANORS FL 33305

JOE J PELAYO
1765 NE 26TH ST
WILTON MANORS FL 33305

DAVID ROSEN
1765 NE 26TH ST
WILTON MANORS FL 33305

Article IV Manner of Election

ELECTION OF OFFICERS AND DIRECTORS:

A. ELECTION OF DIRECTORS

(i) CANDIDATES FOR ELECTION. Any qualified REALTOR® who wishes to be considered for a position on the Board of Directors shall complete a standard form resume and submit same to the Executive Officer, by a date to be determined by the Board of Directors, but no later than 60 days prior to the week set for elections. Such resume shall require that the candidate provide information in standard form covering his activities with the local Society, the REALTOR® Association of Greater Fort Lauderdale, the State Association, the National Association, local Community Service and any awards or special recognition received, during the five years immediately proceeding the election year. Once such standard form resume has been filed it cannot be amended or altered in any way and may not be disclosed to anyone until published to all members. No photographs should be submitted. All candidates for election shall be fully appraised of the duties and responsibilities associated with each office sought.

(ii) NOTICE OF ELECTIONS. The Society will publish to all members, no later than 30 days prior to the election, the standard form resumes of all qualified candidates for Directors of the Society.

(iii) INTRODUCTION OF CANDIDATES. During the week preceding the elections the Society will introduce all qualified candidates to Members of the Society at a General Membership Meeting. Each candidate will be permitted equal time to address those present.

(iv) TIME OF ELECTIONS. The date and time of elections each year will be as determined by the Board of Directors.

(v) ELECTION PROCEDURES. All Designated REALTOR®, REALTOR® and Secondary members, who have chosen the Society of Commercial REALTORS® of Greater Fort Lauderdale as their primary Society, will be eligible to vote in the annual elections of the Society. Only those real estate licensees or licensed, registered or certified appraisers who have complied with the Society's orientation requirements and been admitted to full REALTOR® membership will be included on the Voting Rolls and permitted to vote. The Voting Rolls will close and be certified as correct by the Executive Officer fourteen calendar days prior to the elections. Members and applicants for membership not included on the certified Voting Rolls will not be permitted to vote unless it can be shown that their names have been omitted in error. Ballots will be mailed to all REALTOR® members eligible to vote and must be returned to the Society within seven days.

(vi) BOARD OF TELLERS. The President shall each year, appoint a Board of Tellers to count the ballots. The Board of Tellers shall include a Designated REALTOR® and a REALTOR®. The Board of Tellers will count the ballots and announce the results of the elections by 5:00pm on the day after the elections close. All candidates with a majority of votes shall be declared elected. For the first elections the Commercial Investment Committee of the Fort Lauderdale Area Association of REALTORS® will appoint the Board of Tellers.

501c6 Attachment

Said organization is organized according to section 501 (c) (6) of the Internal Revenue Code governing business leagues, chambers of commerce, real-estate boards, boards of trade, or professional football leagues (whether or not administering a pension fund for football players), not organized for profit and no part of the net earnings of which inures to the benefit of any private shareholder or individual.

No part of the net earnings of the corporation shall insure to the benefit of or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause of the certificate of incorporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of this certificate, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section (501 (c) (6) of the Internal Revenue Code of 1986, as amended (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170 (c) (2) of the Internal Revenue Code of 1986, as amended, (or the corresponding provision of any future United States Internal Revenue Law).

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501 (c) (6) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.