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LAW OFFICES

SALTER, FEIBER, YENSER & MURPHY

POST OFFICE DRAWER 1589
GAINESVILLE, FLORIDA 32602-1589

JAMES G. FEIBER, JR.
DENISE LOWRY HUTSON
MELISSA JAY MURPHY
JAMES D. SALTER, P.A.
TRACY PROCTOR WILLIAMSON
NANCY E. YENSER, P.A.

703 NORTHEAST 1ST STREET
GAINESVILLE, FLORIDA 32601
TELEPHONE (904) 376-8201
FACSIMILE (904) 376-7000

February 16, 1995

Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

4000001701554
-01/30/96--01098--001
*****87.50 *****87.50

In re: Women's Council of Realtors of Gainesville/Alachua
County, Inc.

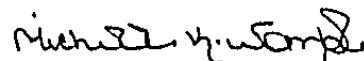
Please find enclosed the original and one (1)
Articles of Incorporation along with our che
representing:

4000001709844
-02/08/96--01016--001
*****35.00 *****35.00

\$35.00 filing fee
\$52.50 Certified copy

If you have any questions, please contact our office.

Sincerely yours,


Michelle K. Womble
Legal Secretary

MKW/
enclosures

- SN FEB - 1 1996

FILED
96 FEB 23 12 11:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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00826



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

February 1, 1996

MICHELLE K. WOMBLE
P.O. DRAWER 1589
GAINESVILLE, FL 32602-1589

SUBJECT: WOMEN'S COUNCIL OF REALTORS OF GAINESVILLE/ALACHUA
COUNTY, INC.
Ref. Number: W96000002459

We have received your document for WOMEN'S COUNCIL OF REALTORS OF GAINESVILLE/ALACHUA COUNTY, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

The corporate fees are as follows:

CORPORATIONS FILING FEES

Profit and NonProfit
Florida & Foreign Corp.

Filing Fees	\$35.
Registered Agent Designation	\$35.
Certified Copy	\$52.50
Total Fee Due	\$122.50

The money in your account is insufficient to cover the cost of filing this document. The account balance is \$87.50 and a total of \$122.50 is needed. Please send an additional amount of \$35.00.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6052.

Sandy Ng

Document Specialist

Letter Number: 496A00004447



Received
2/20

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

February 15, 1996

MICHELLE K. WOMBLE
P.O. DRAWER 1589
GAINESVILLE, FL 32602-1589

SUBJECT: WOMEN'S COUNCIL OF REALTORS OF GAINESVILLE/ALACHUA
COUNTY, INC.
Ref. Number: W96000002459

We have received your document for WOMEN'S COUNCIL OF REALTORS OF
GAINESVILLE/ALACHUA COUNTY, INC. and your check(s) totaling \$87.50. 122.50
However, the enclosed document has not been filed and is being returned for the
following correction(s):

You failed to make the correction(s) requested in our previous letter.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are
elected or appointed be contained in the articles of incorporation. A statement
making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or
your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call
(904) 487-6052.

Sandy Ng
Document Specialist

Letter Number: 496A00004447

FILED

ARTICLES OF INCORPORATION

96 FEB 23 AM 11:50

OF

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WOMEN'S COUNCIL OF REALTORS

OF GAINESVILLE/ALACHUA COUNTY, INC.

(A Corporation Not for Profit)

ARTICLE I

NAME:

The name of this Corporation shall be WOMEN'S COUNCIL OF REALTORS OF GAINESVILLE/ALACHUA COUNTY, INC.

ARTICLE II

ADDRESS:

The initial post office address of the principal office of the Corporation in the State of Florida shall be 1204 N.W. 10th Avenue, Gainesville, Florida 32601. The Board of Directors may from time to time move the principal office to any other address in the State of Florida.

ARTICLE III

PURPOSE:

The specific and primary purposes for which this Corporation is formed are:

(a) To educate Realtors, including but not limited to, teaching Realtors about the real estate profession, real estate market, real estate professional ethics, and the relationships created in the real estate profession.

(b) To engage in any lawful activity not for pecuniary profit for which not-for-profit corporations may be organized to the full extent permitted by the laws of the State of Florida and Section 501(c) of the Internal Revenue Code of 1986, as amended.

ARTICLE IV

GENERAL POWERS:

The general powers that the corporation shall have are as follows:

(a) To hold funds solely and exclusively for the purposes as set forth in these Articles of Incorporation.

(b) To delegate power or powers where such is deemed in the interest of the corporation.

(c) To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida.

(d) To pay taxes and other charges, if any, on or against property owned or accepted by the corporation.

(e) To borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the corporation for monies borrowed or in payment

for property acquired or for any of the other purposes of the corporation and to secure the payment of such obligation by mortgage, pledge or other instrument of trust; or by lien upon, assignment of or agreement in regard to all or any part of the property rights or privileges of the corporation wherever situated.

(f) In general, to have all powers conferred upon a corporation not for profit by the laws of Florida, except as prohibited herein.

ARTICLE V

DISTRIBUTION OF EARNINGS

Section 1. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its members, officers or other private persons, except that the corporation shall be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes herein set forth. 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 these articles, the corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from Federal income tax under Section 501 (c) (6) of the Internal Revenue Code of 1954

(or the corresponding provision of any future United States Internal Revenue law) or (ii) by a corporation, contributions to which are deductible under Section 170 (c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law.)

Section 2. Upon dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operating exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501 (c)(6) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law), as the Board of Directors shall determine.

ARTICLE VI

MEMBERSHIP:

Classes of membership of this corporation shall be set out in the Bylaws.

ARTICLE VII

EXISTENCE:

The corporation shall have perpetual existence.

ARTICLE VIII

BOARD OF DIRECTORS:

Section 1. The affairs and property of this corporation shall be managed and governed by a Board of Directors.

Section 2. The number of Directors of this corporation shall be not less than three (3) and not more than seven (7).

Section 3. The following persons shall constitute the first Board of Directors until the first election of the Board of Directors at the first annual meeting of the members:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>
DONNA PITTS	4141 N.W. 37th Place Gainesville, FL 32606
SANDRA LEHRER	5542 N.W. 43rd Street Gainesville, FL 32653
CAROL BOSSHARDT	5542 N.W. 43rd Street Gainesville, FL 32653
SOPHIA REITNAUER	4516 N.W. 23rd Avenue Gainesville, FL 32606

Section 4. The manner by which the Directors are elected or appointed shall be set forth in the bylaws.

ARTICLE IX

OFFICERS:

Section 1. All officers shall be elected by the membership in accordance with the Bylaws at the regular annual meeting of the

Membership. The members shall elect from among the members a President, Vice-President/President-Elect, Secretary and Treasurer.

Section 2. The names of the officers who shall serve until the first election at the first annual meeting are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>POST OFFICE ADDRESS</u>
DONNA PITTS	President	4141 N.W. 37th Place Gainesville, FL 32606
SANDRA LEHRER	Vice President/ President-Elect	5542 N.W. 43rd Street Gainesville, FL 32653
CAROL BOSSHARDT	Treasurer	5542 N.W. 43rd Street Gainesville, FL 32653
SOPHIA REITNAUER	Secretary	4516 N.W. 23rd Avenue Gainesville, FL 32606

ARTICLE X

INCORPORATORS:

The name and post office address of each incorporator of these Articles of Incorporation is as follows:

<u>NAME</u>	<u>POST OFFICE ADDRESS</u>
MELISSA JAY MURPHY	703 N.E. 1st Street Gainesville, FL 32601

ARTICLE XI

INITIAL REGISTERED OFFICE AND AGENT:

The street address of the initial registered office of this corporation is 703 N.E. 1st Street, Gainesville, Florida 32601, and the name of the initial registered agent of the corporation at that

address is MELISSA JAY MURPHY.

ARTICLE XII

BYLAWS:

The Board of Directors shall adopt Bylaws consistent with these Articles. The Board of Directors, by a two-thirds majority vote, shall also have the power to make, alter or rescind any Bylaws on behalf of the corporation.

ARTICLE XIII

AMENDMENT TO ARTICLES OF INCORPORATION:

These Articles may be altered, amended or repealed by resolution of the Board of Directors.

ARTICLE XIV

INDEMNIFICATION OF OFFICERS AND DIRECTORS:

Section 1. The corporation hereby indemnifies any director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

A. Whether civil, criminal, administrative or investigative, other than one by or in the right of the corporation to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as director or officer of the corporation, or in his capacity as director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other

enterprise which he served at the request of the corporation, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the corporation, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the corporation or that he had reasonable grounds for belief that such action was unlawful.

B. By or in the right of the corporation or procure a judgment in its favor by reason of his being or having been a director or officer of the corporation, or by reason of his being or having been a director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the corporation, against the reasonable expense, including attorney's fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the corporation. Such

persons shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

Section 2. The Board of Directors shall determine whether amounts for which a director or officer seeks indemnification were properly incurred and whether such director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the corporation, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum of directors who were not parties to such action, suit or proceeding.

Section 3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the corporation to indemnify under applicable law.

ARTICLE XV

TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED:

Section 1. No contract or transaction between the corporation and one or more of its directors or officers, or between the

corporation and any other corporation, partnership, association or other organization in which one or more of its directors or officers are directors or officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No director or officer of the corporation shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Section 2. Interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

IN WITNESS WHEREOF, the said subscriber has hereunto set her hand and seal this 21st day of January, 1996.

Signed, sealed and delivered
in our presence as witnesses:

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF ALACHUA

[Signature]
MELISSA JAY MURPHY

The foregoing Articles of Incorporation was acknowledged before me this 21st day of February, 1996 by MELISSA JAY MURPHY.



MICHELLE K. WOMBLE
MY COMMISSION # CC 488481
EXPIRES Aug. 6, 1999

[Signature]
Notary Public, State of Florida
at Large
My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THE STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS AND DIRECTORS.

The following is submitted in compliance with Chapter 617.0501, F.S.:

WOMEN'S COUNCIL OF REALTORS OF GAINESVILLE/ALACHUA COUNTY, INC., a Corporation Not for Profit, organized under the laws of the State of Florida with its principal office at: 1204 N.W. 10th Avenue, Gainesville, Florida 32601, has named MELISSA JAY MURPHY, located at 703 N.E. 1st Street, Gainesville, Florida 32601, as its agent to accept service of process within the State.

NEWLY ELECTED OFFICERS:

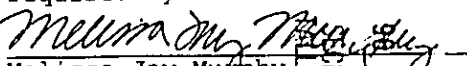
<u>NAME AND TITLE</u>	<u>ADDRESS</u>
DONNA PITTS President	4141 N.W. 37th Place Gainesville, FL 32606
SANDRA LEHRER Vice President/ President-Elect	5542 N.W. 43rd Street Gainesville, FL 32653
CAROL BOSSHARDT Treasurer	5542 N.W. 43rd Street Gainesville, FL 32653
SOPHIA REITNAUER Secretary	4516 N.W. 23rd Avenue Gainesville, FL 32606

NEWLY APPOINTED DIRECTORS:

<u>NAME</u>	<u>ADDRESS</u>
DONNA PITTS	4141 N.W. 37th Place Gainesville, FL 32606
SANDRA LEHRER	5542 N.W. 43rd Street Gainesville, FL 32653
CAROL BOSSHARDT	5542 N.W. 43rd Street Gainesville, FL 32653
SOPHIA REITNAUER	4516 N.W. 23rd Avenue Gainesville, FL 32606


(Corporate Officer)

I agree as Registered Agent to accept service of process; to keep the office open during prescribed hours; to post my name in some conspicuous place in the office as required by law.


Melissa Jay Murphy
Registered Agent

FILED
FEB 23 AM 11:50
CLERK OF STATE
TALLAHASSEE, FLORIDA