

**1269649.06**

mmoore  
LAOO

**Michael G. Adams**  
**Kentucky Secretary of State**  
Received and Filed:  
3/23/2023 9:25 AM  
Fee Receipt: \$0.00

## ARTICLES OF ORGANIZATION OF KEYSTONE, LLC

### Article 1: Name

The name of the limited liability company is Keystone, LLC.

### Article 2: Registered Agent

The name and street address of the initial registered agent of the limited liability company is:

Shawn Durnen

817 Keystone Dr

Bowling Green, KY 42103

### Article 3: Purpose

The purpose of this limited liability company (LLC) is to engage in the acquisition, development, and management of residential and commercial rental properties for the purpose of generating income and creating value for its members. The LLC shall have the authority to purchase, build, own, operate, lease, and sell rental properties, as well as to engage in any other lawful activities that are incidental or necessary to carry out its business objectives.

Specifically, the LLC shall focus on identifying and acquiring rental properties in high-demand markets with strong long-term growth potential, and utilizing a data-driven approach to evaluate and select properties with the potential to generate steady rental income and long-term appreciation. The LLC shall also engage in property management, renovation, and other activities necessary to optimize the performance of its rental properties and maximize returns for its members.

The LLC shall operate in compliance with all applicable laws and regulations, and shall maintain appropriate insurance coverage and other safeguards to protect the interests of its members and stakeholders. The LLC shall be managed by its members or by a designated manager in accordance with the terms and conditions of its operating agreement.

This Article 3 of the Articles of Organization sets forth the general purpose and objectives of the LLC and provides a framework for its operations. The LLC may engage in other activities as deemed necessary or desirable by its members, subject to applicable laws and regulations.

#### Article 4: Management

This LLC shall be member-managed, with all management authority vested in its members. The LLC shall have two members, who shall serve as the managing members of the LLC. The managing members shall have the authority to make all decisions related to the operation and management of the LLC, including, but not limited to, the authority to enter into contracts, incur debts, and engage in any other activities necessary or incidental to the operation of the LLC.

The managing members shall act jointly in all matters related to the management of the LLC, and shall have equal voting rights in all decisions. In the event of a dispute or deadlock between the managing members, the dispute shall be resolved in accordance with the provisions of the LLC's operating agreement.

The managing members shall have the authority to delegate certain management responsibilities to other individuals or entities as they deem appropriate, subject to the terms and conditions of the LLC's operating agreement.

The managing members shall serve without compensation, unless otherwise agreed upon in writing. The LLC may, at the discretion of the managing members, employ or engage the services of other individuals or entities as necessary to carry out its business objectives.

This Article 4 of the Articles of Organization establishes that the LLC will be member-managed by its two members, who will have the authority to make all management decisions for the LLC. The Article also allows for delegation of certain management responsibilities and provides for the resolution of disputes between the managing members.

#### Article 5: Members

The names and addresses of the initial members of the limited liability company are:

Shawn Durnen

817 Keystone Drive  
Bowling Green, KY 42103  
Katherine Durnen  
817 Keystone Drive  
Bowling Green, KY 42103

Article 6: Duration

The limited liability company has a perpetual duration.

Article 7: Effective Date

These Articles of Organization shall be effective upon filing with the Secretary of State.

IN WITNESS WHEREOF, the undersigned, for the purpose of forming a limited liability company under the laws of Kentucky, has executed these Articles of Organization and hereby certifies that the facts stated herein are true and correct.

Shawn Durnen, COO Keystone, LLC

A handwritten signature in black ink, appearing to read "Shawn Durnen", with a stylized, cursive script.

22 March 2023