

**Greater Lewisville  
Association of REALTORS<sup>®</sup>, Inc.**

**Bylaws**

**Approved  
July 31, 2013**

**BYLAWS of the Greater Lewisville Association of REALTORS®, Inc.**

**ARTICLE I – NAME**

**Section 1. Name.** The name of this organization shall be the Greater Lewisville Association of REALTORS®, Inc., hereinafter referred to as the "Association."

**Section 2. REALTORS®.** Inclusion and retention of the Registered Collective Membership Mark REALTORS® in the name of the Association shall be governed by the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS® as from time to time amended.

**ARTICLE II - OBJECTIVES**

The objectives of the Association are:

**Section 1.** To unite those engaged in the recognized branches of the real estate profession for the purpose of exerting a beneficial influence upon the profession and related interests.

**Section 2.** To promote and maintain high standards of conduct in the real estate profession as expressed in the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®.

**Section 3.** To provide a unified medium for real estate owners and those engaged in the real estate profession whereby their interests may be safeguarded and advanced.

**Section 4.** To further the interests of home and other real property ownership.

**Section 5.** To unite those engaged in the real estate profession in this community with the Texas 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.

**Section 6.** To designate, for the benefit of the public, individuals authorized to use the terms REALTOR® and REALTORS® as licensed, prescribed, and controlled by the NATIONAL ASSOCIATION OF REALTORS®.

**ARTICLE III - JURISDICTION**

**Section 1.** The territorial jurisdiction of the Association as a Member of the NATIONAL ASSOCIATION OF REALTORS® is bounded by the NORTHERN BOUNDARY: North line of the Lewisville Independent School District (LISD); EASTERN BOUNDARY: LISD boundary beginning at the Dallas County line proceeding north and east until the Carrollton city limits and LISD boundary split. At this juncture, the jurisdiction proceeds north along the Carrollton city limits to Highway 544, west to 423, north to Highway 121, southwest on Highway 121 to Lewisville city limits continuing north and west to intercept the LISD north boundary. SOUTHERN BOUNDARY: By the south county line of Denton County, Texas; WESTERN BOUNDARY: By the west line of the Lewisville Independent School District.

**Section 2.** Territorial jurisdiction is defined to mean: The right and duty to control the use of the terms REALTOR® and REALTORS®, subject to the conditions set forth in these Bylaws and those of the NATIONAL ASSOCIATION OF REALTORS®, in return for which the Association agrees to protect and safeguard the property rights of the National Association in the terms.

## ARTICLE IV - MEMBERSHIP

**Section 1.** There shall be **seven** classes of Members as follows:

**(a) REALTOR® Members.** REALTOR® Members, whether primary or secondary shall be:

- (1) Individuals who, as sole proprietors, partners, corporate officers, or branch office managers, are engaged actively in the real estate profession, including buying, selling, exchanging, renting or leasing, managing, appraising for others for compensation, counseling, or building, developing or subdividing real estate, and who maintain or are associated with an established real estate office in the state of Texas or a state contiguous thereto. All persons who are partners in a partnership, or all officers in a corporation who are actively engaged in the real estate profession within the state or a state contiguous thereto shall qualify for REALTOR® Membership only, and each is required to hold REALTOR® Membership (except as provided in the following paragraph) in *an* Association of REALTORS® within the state or a state contiguous thereto unless otherwise qualified for Institute Affiliate Membership as described in Section 1(b) of Article IV.

In the case of a real estate firm, partnership, or corporation, whose business activity is substantially all commercial, only those principals actively engaged in the real estate business in connection with the same office, or any other offices within the jurisdiction of the association in which one of the firm's principals holds REALTOR® membership, shall be required to hold REALTOR® membership, unless otherwise qualified for Institute Affiliate Membership as described in Section 1 (b) of Article IV. (amended 1/05)

NOTE: REALTOR® Members may obtain membership in a "secondary" Association in another state.

- (2) Individuals who are engaged in the real estate profession other than as sole proprietors, partners, corporate officers, or branch office managers and are associated with a REALTOR® Member and meet the qualifications set out in Article V.
- (3) Franchise REALTOR® Membership. Corporate officers (who may be licensed or unlicensed) of a real estate brokerage franchise organization with at least one hundred fifty (150) franchisees located within the United States, its insular possessions and the commonwealth of Puerto Rico, elected to membership pursuant to the provisions in the NAR Constitution and Bylaws. Such individuals shall enjoy all of the rights, privileges and obligations of REALTOR® membership (including compliance with the Code of Ethics) except: obligations related to Association-mandated education, meeting attendance, or indoctrination classes or other similar requirements; the right to use the term REALTOR® in connection with their franchise organization's name; and the right to hold elective office in the Local Association, State Association and National Association.
- (4) Primary and secondary REALTOR® Members. An individual is a primary member if the Association pays state and National dues based on such Member. An individual is a secondary Member if state and National dues are remitted through another Association. One of the principals in a real estate firm must be a Designated REALTOR® member of the Association in order for licensees affiliated with the firm to select the Association as their "primary" Association.
- (5) Designated REALTOR® Members. Each firm (or office in the case of firms with multiple office locations) shall designate in writing one REALTOR® Member who shall be responsible for all duties and obligations of Membership including the obligation to arbitrate **(or to mediate if required by the association)** pursuant to Article 17 of the Code of Ethics and the payment of Association dues as established in Article X of the Bylaws. The "Designated REALTOR®" must be a sole proprietor, partner, corporate officer or branch office manager acting on behalf of the firm's principal(s) and must meet all other qualifications for REALTOR® Membership established in Article V, Section 2, of the Bylaws. **(Amended 11/11)**

**(b) Institute Affiliate Members.** Institute Affiliate members shall be individuals who hold a professional designation awarded by an Institute, Society, or Council affiliated with the NATIONAL ASSOCIATION OF REALTORS® that addresses a specialty area other than residential brokerage or individuals who otherwise hold a class of membership in such

Institute, Society or Council that confers the right to hold office. Any such individual, if otherwise eligible, may elect to hold REALTOR® membership, subject to payment of applicable dues for such membership.

**(c) Affiliate Members.** Affiliate Members shall be real estate owners and other individuals or firms who, while not engaged in the real estate profession as defined in paragraphs (a) or (b) of this Section, have interests requiring information concerning real estate, and are in sympathy with the objectives of the Association.

Affiliate Membership shall also be granted to individuals licensed or certified to engage in real estate practice who, if otherwise eligible, do not elect to hold REALTOR® membership in the Association, provided the applicant is engaged exclusively in a specialty of the real estate business other than brokerage of real property.

**(d) Public Service Members.** Public Service Members shall be individuals who are interested in the real estate profession as employees of or affiliated with educational, public utility, governmental or other similar organizations, but are not engaged in the real estate profession on their own account or in association with an established real estate business.

**(e) Honorary Members.** Honorary Members shall be individuals not engaged in the real estate profession who have performed notable service for the real estate profession, for the Association, or for the public.

**(f) Student Members.** Student Members shall be individuals who are seeking an undergraduate or graduate degree with a specialization or major in real estate at institutions of higher learning, and who have completed at least two years of college and at least one college level course in real estate, but are not engaged in the real estate profession on their own account or not associated with an established real estate office.

**(g) Lifetime Achievement Recognition Members.** Lifetime Achievement Recognition Members shall be individuals who have been members of the Association for a minimum of 20 years and who have served in one or more leadership positions with the Association.

## ARTICLE V - QUALIFICATION and ELECTION

### **Section 1. Application.**

(a) An application for membership shall be made in such manner and form as may be prescribed by the Board of Directors and made available to anyone requesting it. The application form shall contain among the statements to be signed by the applicant (1) that applicant agrees as a condition to membership to thoroughly familiarize himself with the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, the Bylaws of the Association, and the Constitution, Bylaws, and Rules and Regulations of the State and National Associations, and if elected a Member, will abide by the Bylaws of the Association, and the Constitution, Bylaws, and Rules and Regulations of the State and National Associations, and if a REALTOR® Member will abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® including the obligation to arbitrate **(or mediate if required by the association)** controversies arising out of real estate transactions as specified by Article 17 of the Code of Ethics, and as further specified in the Code of Ethics and Arbitration Manual of the NATIONAL ASSOCIATION OF REALTORS®, as from time to time amended, and (2) that applicant consents that the Association, through its Membership Committee or otherwise, may invite and receive information and comment about applicant from any Member or other persons, and that applicant agrees that any information and comment furnished to the Association by any person in response to the invitation shall be conclusively deemed to be privileged and not form the basis of any action for slander, libel, or defamation of character. The applicant shall, with the form of application, have access to a copy of the Bylaws and Code of Ethics referred to above. **(Amended 11/11)**

### **Section 2. Qualification.**

(a) An applicant for REALTOR® Membership who is a sole proprietor **or principal**, partner, corporate officer, or branch office manager of a real estate firm shall supply evidence satisfactory to the Board through its Membership Committee or otherwise that he is actively engaged in the real estate profession, and maintains a current, valid real estate broker's or salesperson's license or is licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, has a place of business within the state or a state contiguous thereto (unless a secondary member), has no record of recent or pending bankruptcy \*, has no record of official sanctions involving

unprofessional conduct \*\*, agrees to complete a course of instruction covering the Bylaws of the Association, the Constitution, Bylaws, and Rules and Regulations of the State Association, and the Constitution, Bylaws, Rules and Regulations and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, and shall agree that if elected to membership, he will abide by such Constitution, Bylaws, Rules and Regulations, and Code of Ethics.

(\*) No recent or pending bankruptcy is intended to mean that the applicant or any real estate firm in which the applicant is a sole proprietor, general partner, or corporate officer, or branch office manager, is not involved in any pending bankruptcy or insolvency proceedings or, has not been adjudged bankrupt in the past three (3) years. If a bankruptcy proceeding as described above exists, membership may not be rejected unless the Association establishes that its interests and those of its members and the public could not be adequately protected by requiring that the bankrupt applicant pay cash in advance for Association and MLS fees for up to one (1) year from the date that membership is approved or from the date that the applicant is discharged from bankruptcy (whichever is later). In the event that an existing member initiates bankruptcy proceedings, the member may be placed on a "cash basis" from the date that bankruptcy is initiated until one (1) year from the date that the member has been discharged from bankruptcy.

(\*\*) No record of official sanctions involving unprofessional conduct is intended to mean that the Association may only consider:

- (1) judgments within the past three (3) years of violations of (1) civil rights laws; (2) real estate license laws; (3) or other laws prohibiting unprofessional conduct against the applicant rendered by the courts or other lawful authorities
- (2) criminal convictions if (1) the crime was punishable by death or imprisonment in excess of one year under the law which the applicant was convicted, and (2) no more than ten (10) years have elapsed since the date of the conviction or release of the applicant from the confinement imposed for that conviction, whichever is the later date (Amended 05/07).

*NOTE 1: One or more of the requirements for REALTOR® Membership set forth above in Article V, Section 2(a) may be deleted at the Association's discretion. However, Associations may NOT adopt membership qualifications more rigorous than specified in the Membership Qualification Criteria for REALTOR® Membership approved by the Board of Directors of the National Association.*

*NOTE 2: Article IV, Section 2, of the NAR Bylaws prohibits Member Associations from knowingly granting REALTOR® or REALTOR-ASSOCIATE® membership to any applicant who has an unfulfilled sanction pending which was imposed by another Board or Association of REALTORS® for violation of the Code of Ethics. (Adopted 1/01)*

(b) Individuals who are actively engaged in the real estate profession other than as sole proprietors, partners, corporate officers, or branch office managers in order to qualify for REALTOR® Membership, shall at the time of application, be associated either as an employee or as an independent contractor with a Designated REALTOR® Member of the Association or a Designated REALTOR® Member of another Association (if a secondary member) and must maintain a current, valid real estate broker's or salesperson's license or be licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, has no record of official sanctions involving unprofessional conduct\*, shall complete a course of instruction covering the Bylaws of the Association, the Constitution, Bylaws, and Rules and Regulations of the State Association, and the Constitution, Bylaws, Rules and Regulations, and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and shall agree in writing that if elected to membership he will abide by such Constitution, Bylaws, Rules and Regulations, and the Code of Ethics. (Amended 5/07)

(\*) No record of official sanctions involving unprofessional conduct is intended to mean that the Association may only consider:

- (1) judgments within the past three (3) years of violations of (1) civil rights laws; (2) real estate license laws; (3) or other laws prohibiting unprofessional conduct against the applicant rendered by the courts or other lawful authorities

- (2) criminal convictions if (1) the crime was punishable by death or imprisonment in excess of one year under the law which the applicant was convicted, and (2) no more than ten (10) years have elapsed since the date of the conviction or release of the applicant from the confinement imposed for that conviction, whichever is the later date (Amended 05/07).

(c) The Association will also consider the following in determining an applicant's qualifications for REALTOR® membership:

1. All final findings of Code of Ethics violations and violations of other membership duties in this or any other REALTOR® association within the past three (3) years
2. Pending ethics complaints (or hearings)
3. Unsatisfied discipline pending
4. Pending arbitration requests (or hearings)
5. Unpaid arbitration awards or unpaid financial obligations to any other association or association MLS
6. Any misuse of the term REALTOR® or REALTORS® in the name of the applicant's firm.

### **Section 3. Election**

The procedure for election to membership shall be as follows.

(a) The chief staff executive (or duly authorized designee) shall determine whether the applicant is applying for the appropriate class of membership.

(b) The board of directors shall review the qualifications of the applicant and the recommendations of the chief staff executive (or duly authorized designee) and then vote on the applicant's eligibility for membership. If the applicant receives a majority vote of the board of directors, he/she shall be declared elected to membership and shall be advised by written notice.

(c) The board of directors may not reject an application without providing the applicant with advance notice of the findings, an opportunity to appear before the board of directors, to call witnesses on his/her behalf, to be represented by counsel, and to make such statements as he/she deems relevant. The board of directors may also have counsel present. The board of directors shall require that written minutes be made of any hearing before it or may electronically or mechanically record the proceedings.

(d) If the board of directors determines that the application should be rejected, it shall record its reasons with the chief staff executive (or duly authorized designee). If the board of directors believes that denial of membership to the applicant may become the basis of litigation and a claim of damage by the applicant, it may specify that denial shall become effective upon entry in a suit by the association for a declaratory judgment by a court of competent jurisdiction of a final judgment declaring that the rejection violates no rights of the applicant. (Adopted 1/98, Amended 1/05)

### **Section 4. New Member Code of Ethics Orientation.**

Applicants for REALTOR® membership shall complete an orientation program on the Code of Ethics of not less than two hours and thirty minutes of instructional time. This requirement does not apply to applicants for REALTOR® membership who have completed comparable orientation in another association **in Texas**, provided that REALTOR® membership has been continuous, or that any break in membership is for one year or less.

Failure to satisfy this requirement within 45 calendar days of the date of application will result in denial of the membership application.

Note: Orientation programs must meet the learning objectives and minimum criteria established from time to time by the NATIONAL ASSOCIATION OF REALTORS®. (Adopted 1/01)

#### **Section 5. Continuing Member Code of Ethics Training.**

Effective January 1, 2001, through December 31, 2004, and for successive four year periods thereafter, each REALTOR® member of the association shall be required to complete quadrennial ethics training of not less than two hours and thirty minutes of instructional time. This requirement will be satisfied upon presentation of documentation that the member has completed a course of instruction conducted by this or another association, the State Association of REALTORS®, the NATIONAL ASSOCIATION OF REALTORS®, or any other recognized educational institution or provider which meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. REALTOR® members who have completed training as a requirement of membership in another association and REALTOR® members who have completed the New Member Code of Ethics Orientation during any four year cycle shall not be required to complete additional ethics training until a new four year cycle commences.

Failure to satisfy this requirement shall be considered a violation of a membership duty for which REALTOR® membership shall be suspended until such time as the training is completed.

Members suspended for failing to meet the requirement for the first four (4) years cycle (2001 – 2004) will have until December 31, 2005 to meet the requirement. Failure to meet the requirement by that time will result in automatic termination of membership.

Failure to meet the requirement for the second (2005 – 2008) cycle and subsequent four (4) year cycles will result in suspension of membership for the first two months (January and February) of the year following the end of any four (4) year cycle or until the requirement is met, whichever occurs sooner. On March 1 of that year, the membership of member who is still suspended as of that date will be automatically terminated. (Adopted 1/01, revised 5/05)

#### **Section 6. Status Changes.**

(a) A REALTOR® who changes the conditions under which he holds membership shall be required to provide written notification to the Association within thirty(30) calendar days. A REALTOR® (non-principal) who becomes a principal in the firm with which he has been licensed or, alternatively, becomes a principal in a new firm which will be comprised of REALTOR® principals may be required to satisfy any previously unsatisfied membership requirements applicable to REALTOR® (principal) Members but shall, during the period of transition from one status of membership to another, be subject to all of the privileges and obligations of a REALTOR® (principal). If the REALTOR® (non-principal) does not satisfy the requirements established in these Bylaws for the category of membership to which they have transferred within **thirty (30)** calendar days of the date they advised the Association of their change in status, their new membership application will terminate automatically unless otherwise so directed by the Board of Directors.

A REALTOR® who is transferring their license from one firm comprised of REALTOR® principals to another firm comprised of REALTOR® principals shall be subject to all of the privileges and obligations of membership during the period of transition. If the transfer is not completed within thirty (30) calendar days of the date the Association is advised of the disaffiliation with the current firm, membership will terminate automatically unless otherwise so directed by the Board of Directors.

(The Board of Directors, at its discretion, may waive any qualification which the applicant has already fulfilled in accordance with the Association's Bylaws.)

(b) Any application fee related to a change in membership status shall be reduced by an amount equal to any application fee previously paid by the applicant.

(c) Dues shall be prorated from the first day of the month in which the member affiliates with an active member firm of the Association and shall be based on the new membership status for the remainder of the year. (Amended 1/05)

## ARTICLE VI - PRIVILEGES and OBLIGATIONS

**Section 1.** The privileges and obligations of Members, in addition to those otherwise provided in these Bylaws, shall be specified in this Article.

**Section 2.** Any Member of the Association may be reprimanded, fined, placed on probation, suspended, or expelled by the Board of Directors for a violation of these Bylaws after a hearing as provided in the Code of Ethics and Arbitration Manual of the Association. Although Members other than REALTORS® are not subject to the Code of Ethics nor its enforcement by the Association, such Members are encouraged to abide by the principles established in the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and conduct their business and professional practices accordingly. Further, Members other than REALTORS® may, upon recommendation of the Membership Committee, or upon recommendation by a hearing panel of the Professional Standards Committee, be subject to discipline as described above, for any conduct, which in the opinion of the Board of Directors, applied on a nondiscriminatory basis, reflects adversely on the terms REALTOR® or REALTORS®, and the real estate industry, or for conduct that is inconsistent with or adverse to the objectives and purposes of the local Association, the State Association, and the NATIONAL ASSOCIATION OF REALTORS®.

**Section 3.** Any REALTOR® Member of the Association may be disciplined by the Board of Directors for violations of the Code of Ethics or other duties of membership, after a hearing as described in the Code of Ethics and Arbitration Manual of the Association, provided that the discipline imposed is consistent with the discipline authorized by the Professional Standards Committee of the NATIONAL ASSOCIATION OF REALTORS® as set forth in the Code of Ethics and Arbitration Manual of the National Association.

**Section 4.** Resignations of Members shall become effective when received in writing by the Board of Directors, provided, however, that if any Member submitting the resignation is indebted to the Association for dues, fees, fines, or other assessments of the Association or any of its services, departments, divisions, or subsidiaries, the Association may condition the right of the resigning Member to reapply for membership upon payment in full of all such monies owed.

**Section 5.** If a Member resigns from the Association or otherwise causes membership to terminate with an ethics complaint pending, that Board of Directors may condition the right of the resigning Member to reapply for membership upon the applicant's certification that he/she will submit to the pending ethics proceeding and will abide by the decision of the hearing panel.

(a) If a member resigns or otherwise causes membership to terminate, the duty to submit to arbitration (**or to mediation if required by the association**) continues in effect even after membership lapses or is terminated, provided that the dispute arose while the former member was a REALTOR®. **(Amended 1/00 and 11/11)**

**Section 6. REALTOR® Members.** REALTOR® Members, whether primary or secondary, in good standing whose financial obligations to the Association are paid in full shall be entitled to vote and to hold elective office in the Association; may use the terms REALTOR® and REALTORS®, which use shall be subject to the provisions of Article VIII; and have the primary responsibility to safeguard and promote the standards, interests, and welfare of the Association and the real estate profession.

(a) If a REALTOR® Member is a sole proprietor in a firm, a partner in a partnership or an officer in a corporation, and is suspended or expelled, the firm, partnership or corporation shall not use the terms REALTOR® or REALTORS® in connection with its business during the period of suspension, or until readmission to REALTOR® membership, or unless connection with the firm, partnership or corporation is severed, or management control is relinquished, whichever may apply. The membership of all other principals, partners, or corporate officers shall suspend or terminate during the period of suspension of the disciplined Member, or until readmission of the disciplined Member or unless connection of the disciplined Member with the firm, partnership, or corporation is severed, or unless the REALTOR® who is suspended or expelled removes himself from any form or degree of management control of the firm for the term of the suspension or until readmission to membership, whichever may apply. Removal of an individual



from any form or degree of management control must be certified to the Association by the Member who is being suspended or expelled and by the individual who is assuming management control, and the signatures of such certification must be notarized. In the event the suspended or expelled Member is so certified to have relinquished all form or degree of management control of the firm, the membership of other partners, corporate officers, or other individuals affiliated with the firm shall not be affected, and the firm, partnership or corporation may continue to use the terms REALTOR® and REALTORS® in connection with its business during the period of suspension or until the former Member is admitted to membership in the Association. The foregoing is not intended to preclude a suspended or expelled Member from functioning as an employee or independent contractor, providing no management control is exercised. Further, the membership of REALTORS® other than principals who are employed or affiliated as independent contractors with the disciplined Member shall suspend or terminate during the period of suspension of the disciplined Member or until readmission of the disciplined Member, or unless connection of the disciplined Member with the firm, partnership, or corporation is severed, or management control is relinquished, or unless the REALTOR® Member (non-principal) elects to sever his connection with the REALTOR® and affiliate with another REALTOR® Member in good standing in the Association, whichever may apply.

If a REALTOR® Member other than a sole proprietor in a firm, partner in a partnership, or an officer of a corporation is suspended or expelled, the use of the terms REALTOR® or REALTORS® by the firm, partnership or corporation shall not be affected.

(b) In any action taken against a REALTOR® Member for suspension or expulsion under Section 6(a) hereof, notice of such action shall be given to all REALTORS® employed by or affiliated as independent contractors with such REALTOR® Member and they shall be advised that the provisions in Article VI, Section 6(a) shall apply.

**Section 7. Institute Affiliate Members.** Institute Affiliate Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors consistent with the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS®.

Institute Affiliate Members may not use the term REALTOR® or REALTOR-ASSOCIATE®, or the REALTOR® logo; to serve as President of the local Association; to vote in Association elections; or to be a Participant in the local Association's Multiple Listing Services.

**Section 8. Affiliate Members.** Affiliate Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors with the exception of the right to vote and hold elective offices. A REALTOR® member who owns/operates a business separate from his/her real estate business may also join the Association as an affiliate member provided he/she is a REALTOR® member in good standing with the Association and has met all requirements for affiliate membership. Affiliate members may serve as chairperson of no more than forty percent (40%) of the Association's standing committees during each fiscal year, excluding the following standing committees: Budget/Finance, Public Relations and Strategic Planning

**Section 9. Public Service Members.** Public Service Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors with the exception of the right to vote and hold elective offices.

**Section 10. Honorary Members.** Honorary Membership shall confer only the right to attend meetings and participate in discussions.

**Section 11. Student Members.** Student Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors with the exception of the right to vote and hold elective offices.

**Section 12. Lifetime Achievement Recognition Members.** Lifetime Achievement Recognition Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors consistent with the Constitution and Bylaws of the Texas Association of REALTORS® and the National Association of Realtors® and shall be entitled to vote and hold elective office in the Association; may use the terms REALTOR® and REALTORS® which use shall be subject to the provisions of article VIII; and have the primary responsibility to safeguard and promote the standards, interests, and welfare of the Association and the real estate profession.

**Section 13. Certification by REALTOR®.** "Designated" REALTOR® Members of the Association shall certify to the Association during the month of **October** of the fiscal year a complete listing of all individuals licensed or certified in the REALTOR®'s office(s) and shall designate a primary Association for each individual who holds membership. Designated REALTORS® shall also identify any non-member licensees in the REALTOR®'s office(s) and if Designated REALTOR® dues have been paid to another Association based on said non-member licensees, the Designated REALTOR® shall identify the Association to which dues have been remitted. These declarations shall be used for purposes of calculating dues under Article X, Section 2(a) of the Bylaws. "Designated" REALTOR® Members shall also notify the Association of any additional individual(s) licensed or certified with the firm(s) within thirty (30) calendar days of the date of affiliation or severance of the individual.

**Section 14. Harassment.** Any member of the Association may be reprimanded, placed on probation, suspended or expelled for harassment of an Association or MLS employee or Association Officer or Director after an investigation in accordance with procedures of the Association. As used in this Section, harassment means any verbal or physical conduct including threatening or obscene language, unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar physical contact, or threats to do the same, or any other conduct with the purpose or effect of unreasonably interfering with an individual's work performance by creating a hostile, intimidating or offensive work environment. The decision of the appropriate disciplinary action to be taken shall be made by the investigatory team comprised of the President, and President-elect and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with legal counsel for the Association. Disciplinary action may include any sanction authorized in the Association's Code of Ethics and Arbitration Manual. If the complaint names the President, and President-Elect they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint. (Amended 4/09)

**Note:** Suggested procedures for processing complaints of harassment are available on line at <http://www.REALTOR.org>, or from the Member Policy Department (amended 5/08)

## **ARTICLE VII - PROFESSIONAL STANDARDS and ARBITRATION**

**Section 1.** The responsibility of the Association and of Association Members relating to the enforcement of the Code of Ethics, the disciplining of Members, and the arbitration of disputes, and the organization and procedures incident thereto, shall be governed by the Code of Ethics and Arbitration Manual of the NATIONAL ASSOCIATION OF REALTORS®, as amended from time to time, which is by this reference incorporated into these Bylaws, provided, however, that any provision deemed inconsistent with state law shall be deleted or amended to comply with state law.

**Section 2.** It shall be the duty and responsibility of every **primary or secondary** REALTOR® Member of this Association to abide by the Bylaws of the Association, the Constitution, Bylaws, and Rules and Regulations of the State Association, the Constitution, Bylaws, and Rules and Regulations of the NATIONAL ASSOCIATION OF REALTORS®, and to abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including the duty to arbitrate controversies arising out of real estate transactions as specified by Article 17 of the Code of Ethics, and as further defined and in accordance with the procedures set forth in the Code of Ethics, and as further defined and in accordance with the procedures set forth in the Code of Ethics and Arbitration Manual of the State Association and the National Association as from time to time amended. However, if both parties agree, the matter may be referred to mediation. If the matter cannot be resolved through mediation it will be sent forward to an arbitration hearing.

**Section 3.** The responsibility of the Association and Association members relating to the enforcement of the Code of Ethics, the disciplining of members, the arbitration of disputes, and the organization and procedures incident thereto, shall be consistent with the cooperative professional standards enforcement agreement with the TEXAS ASSOCIATION OF REALTORS® entered into by the Association, which by this reference is made a part of these Bylaws.

## ARTICLE VIII - USE of the TERMS REALTOR® and REALTORS®

**Section 1.** Use of the terms REALTOR® and REALTORS® by Members shall, at all times, be subject to the provisions of the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS® and to the Rules and Regulations prescribed by its Board of Directors. The Board shall have the authority to control, jointly and in full cooperation with the NATIONAL ASSOCIATION OF REALTORS®, use of the terms within its jurisdiction. Any misuse of the terms by members is a violation of a membership duty and may subject members to disciplinary action by the Board of Directors after a hearing as provided for in the association's Code of Ethics and Arbitration Manual (amended 06/2006).

**Section 2.** REALTOR® Members of the Association shall have the privilege of using the terms REALTOR® and REALTORS® in connection with their places of business within the state or a state contiguous thereto so long as they remain REALTOR® Members in good standing. No other class of Members shall have this privilege.

**Section 3.** A REALTOR® Member who is a principal of a real estate firm, partnership, or corporation may use the terms REALTOR® and REALTORS® only if all the principals of such firm, partnership, or corporation who are actively engaged in the real estate profession within the state or a state contiguous thereto are REALTOR® Members of the Association or Institute Affiliate Members as described in Section 1(b) of Article IV.

(a) In the case of a REALTOR® member who is a principal of a real estate firm, partnership, or corporation whose business activity is substantially all commercial, the right to use the term REALTOR® or REALTORS® shall be limited to office locations in which a principal, partner, corporate officer, or branch office manager of the firm, partnership, or corporation holds REALTOR® membership. If a firm, partnership, or corporation operates additional places of business in which no principal, partner, corporate officer, or branch office manager holds REALTOR® membership, the term REALTOR® or REALTORS® may not be used in any reference to those additional places of business. (Amended 1/01)

**Section 4.** Institute Affiliate Members shall not use the terms REALTOR® or REALTORS®, nor the imprint of the emblem seal of the NATIONAL ASSOCIATION OF REALTORS®.

## ARTICLE IX - STATE and NATIONAL MEMBERSHIPS

**Section 1.** The Association shall be a Member of the NATIONAL ASSOCIATION OF REALTORS® and the Texas Association of REALTORS®. By reason of the Association's Membership, each REALTOR® Member of the Member Association shall be entitled to membership in the NATIONAL ASSOCIATION OF REALTORS® and the Texas Association of REALTORS® without further payment of dues. The Association shall continue as a Member of the State and National Associations, unless by a majority vote of all of its REALTOR® Members, decision is made to withdraw, in which case the State and National Associations shall be notified at least one month in advance of the date designated for the termination of such membership.

**Section 2.** The Association recognizes the exclusive property rights of the NATIONAL ASSOCIATION OF REALTORS® in the terms REALTOR® and REALTORS®. The Association shall discontinue use of the terms in any form in its name, upon ceasing to be a Member of the National Association, or upon a determination by the Board of Directors of the National Association that it has violated the conditions imposed upon the terms.

**Section 3.** The Association adopts the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and agrees to enforce the Code among its REALTOR® Members. The Association and all of its Members agree to abide by the Constitution, Bylaws, Rules and Regulations, and policies of the National Association and the Texas Association of REALTORS®.

## ARTICLE X - DUES and ASSESSMENTS

**Section 1. Application Fee.** The Board of Directors may adopt an application fee for REALTOR® Membership in reasonable amount, not exceeding three times the amount of the annual dues for REALTOR® Membership, which shall be required to accompany each application for REALTOR® Membership and which shall become the property of the Association upon final approval of the application. The application fee may be waived by a majority vote of the Board of Directors in conjunction with the transfer of primary REALTOR membership from another Association to this Association.

**Section 2. Dues.** The annual dues of Members shall be as follows:

(a) **REALTOR® Members.** The annual dues of each Designated REALTOR® Member shall be in such amount as established annually in advance by the Board of Directors, plus an additional amount to be established annually by the Board of Directors times the number of real estate salespersons and licensed or certified appraisers who (1) are employed by or affiliated as independent contractors, or who are otherwise directly or indirectly licensed with such REALTOR® Member, and (2) are not REALTOR® Members of any Association in the State or a state contiguous thereto or Institute Affiliate Members of the Association. In calculating the dues payable to the Association by a Designated REALTOR® Member, non-member licensees as defined in (1) and (2) of this paragraph shall not be included in the computation of dues if the Designated REALTOR® has paid dues based on said non-member licensees in another Association in the state or a state contiguous thereto, provided the Designated REALTOR® notifies the Association in writing of the identity of the Association to which dues have been remitted. In the case of a Designated REALTOR® Member in a firm, partnership, or corporation whose business activity is substantially all commercial, any assessments for non-member licensees shall be limited to licensees affiliated with the Designated REALTOR® (as defined in (1) and (2) of this paragraph) in the office where the Designated REALTOR® holds membership, and any other offices of the firm located within the jurisdiction of this Association. (Amended 1/05)

- (1) For the purpose of this Section, a REALTOR® Member of a Member Board shall be held to be any Member who has a place or places of business within the state or a state contiguous thereto and who, as a principal, partner, corporate officer, or branch office manager of a real estate firm, partnership, or corporation, is actively engaged in the real estate profession as defined in Article III, Section I, of the Constitution of the NATIONAL ASSOCIATION OF REALTORS®. An individual shall be deemed to be licensed with a REALTOR® if the license of the individual is held by the REALTOR®, or by any broker who is licensed with the REALTOR®, or by any entity in which the REALTOR® has a direct or indirect ownership interest and which is engaged in other aspects of the real estate business (except as provided for in Section 2 (a) (1) hereof) provided that such licensee is not otherwise included in the computation of dues payable by the principal, partner, corporate officer, or branch office manager of the entity.

A REALTOR® with a direct or indirect ownership interest in an entity engaged exclusively in soliciting and/or referring clients and customers to the REALTOR® for consideration on a substantially exclusive basis shall annually file with the Association on a form approved by the Association a list of the licensees affiliated with that entity and shall certify that all of the licensees affiliated with the entity are solely engaged in referring clients and customers and are not engaged in listing, selling, leasing, renting, managing, counseling or appraising real property. The individuals disclosed on such form shall not be deemed to be licensed with the REALTOR® filing the form for purposes of this Section and shall not be included in calculating the annual dues of the Designated REALTOR®.

The exemption for any licensee included on the certification form shall automatically be revoked upon the Individual being engaged in real estate licensed activities (listing, selling, leasing, renting, managing, counseling, or appraising real property) other than referrals, and dues for the current fiscal year shall be payable.

Membership dues shall be prorated for any licensee included on a certification form submitted to the Association who during the same calendar year applies for REALTOR membership in the association. However, membership dues shall not be prorated if the licensee held REALTOR® membership during the preceding calendar year. (Amended 11/09)

(b) **REALTOR® Members.** The annual dues of REALTOR® Members other than the Designated REALTOR® shall be in such amount as established annually in advance by the Board of Directors.

(c) **Institute Affiliate Members.** The annual dues of each Institute Affiliate Member shall be as established in Article II of the Bylaws of the NATIONAL ASSOCIATION OF REALTORS®.

*NOTE: The Institutes, Societies and Councils of the National Association shall be responsible for collecting and remitting dues to the National Association for Institute Affiliate Members (\$75). The National Association shall credit \$25.00 to the account of a local association for each Institute Affiliate Member whose office address is within the assigned territorial jurisdiction of that association, provided, however, if the office location is also within the territorial jurisdiction of a Commercial Overlay Board (COB), the \$25.00 amount will be credit to the COB, unless the Institute Affiliate Member directs that the dues be distributed to the other board. The National Association shall also credit \$25.00 to the account of the state associations for each Institute Affiliate Member whose office address is located within the territorial jurisdiction of the state association. Local and state associations may not establish any additional entrance, initiation fees or dues for Institute Affiliate Members, but may provide service packages to which Institute Affiliate Members may voluntarily subscribe. (Amended 1/02)*

(d) **Affiliate Members.** The annual dues of each Affiliate Member shall be in such amount as established annually in advance by the Board of Directors.

(e) **Public Service Members.** The annual dues of each Public Service Member shall be in such amount as established annually in advance by the Board of Directors.

(f) **Honorary Members.** Dues payable, if any, shall be in such amount as established annually in advance by the Board of Directors.

(g) **Student Members.** Dues payable, if any, shall be in such amount as established annually in advance by the Board of Directors.

(h) **Lifetime Achievement Recognized Members.** The annual dues, if any, shall be in such amount as established annually in advance by the Board of Directors.

**Section 3. Dues Payable.** Dues for all Members shall be payable annually in advance on the first day of December and are non-refundable or transferable to another Association. Dues for new members shall be computed from the first day of the calendar month in which a Member ~~affiliates with an active member firm~~ applies for membership with the Association and shall be prorated for the remainder of the year.

(a) In the event a sales licensee or licensed or certified appraiser who holds REALTOR® membership is dropped for nonpayment of Association dues, and the individual remains with the Designated REALTOR®'s firm, the dues obligation of the "Designated" REALTOR® (as set forth in Article X, Section 2 (a)) will be increased to reflect the addition of a non-member licensee. Dues shall be calculated from the first day of the current fiscal year and are payable within 30 calendar days of the notice of termination.

**Section 4. Nonpayment of Financial Obligations.** If dues, fees, fines, or other assessments including amounts owed to the Association or the Association's Multiple Listing Service are not paid on or before the due date, the nonpaying Member is subject to suspension from all Association Services at the discretion of the Board of Directors. A processing fee not to exceed twenty-five percent (25%) of the total amount due shall be assessed to the member for reactivation of Association Services. Two (2) months after the due date, membership of the nonpaying Member may be terminated at the discretion of the Board of Directors. Three (3) months after the due date, membership of the nonpaying Member shall automatically terminate unless within that time the amount due is paid. However, no action shall be taken to suspend or expel a Member for nonpayment of disputed amounts until the accuracy of the amount owed has been confirmed by the Board of Directors. A former Member who has had his membership terminated for nonpayment of dues, fees, fines, or other assessments duly levied in accordance with the provisions of the Bylaws of the Association or any of its services, departments, divisions or subsidiaries may apply for reinstatement in a manner prescribed for new applicants for membership, after making payment in full of all accounts due as of the date of termination.

**Section 5. Deposit.** All monies received by the Association for any purpose shall be deposited to the credit of the Association in a financial institution or institutions selected by resolution of the Board of Directors.

**Section 6. Expenditures.** The Board of Directors shall administer the day to day finances of the Association. Capital expenditures in excess of **\$10,000** on deposit in financial institutions shall not be made unless authorized by a majority vote of the REALTOR® Members eligible to vote at the semi-annual Membership Meeting or at a special called meeting, or by Absentee Ballot as established in Article XII, Section 7 of these Bylaws. The annual operating budget shall be approved by two-thirds (2/3) majority vote of the Board of Directors as established annually in advance by the Board of Directors.

**Section 7. Notice of Dues, Fees, Fines, Assessments, and Other Financial Obligations of Members.** All dues, fees, fines, assessments, or other financial obligations to the Association or the Association's Multiple Listing Service shall be noticed to the delinquent Association Member in writing setting forth the amount owed and due date.

**Section 8.** The dues of REALTOR® Members who are REALTOR® Emeriti (as recognized by the National Association), Past Presidents of the National Association or recipients of the Distinguished Service Award shall be as determined by the Board of Directors.

*NOTE: A Member Association's dues obligation to the National Association is reduced by an amount equal to the amount which the Association is assessed for a REALTOR® Member, times the number of REALTOR® Emeriti (as recognized by the National Association), Past Presidents of the National Association, and recipients of the Distinguished Service Award of the National Association who are REALTOR® Members of the Association. The dues obligation of such individuals to the local Association should be reduced to reflect the reduction in the Association's dues obligation to the National Association. The Association may, at its option, choose to have no dues requirement for such individuals except as may be required to meet the Association's obligation to the State Association with respect to such individuals. Member Associations should determine whether the dues payable by the Association to the State Association are reduced with respect to such individuals. It should be noted that this does not affect a "Designated" REALTOR®'s dues obligation to the Association with respect to those licensees employed by or affiliated with the "Designated" REALTOR® who are not Members of the local Association.*

**Section 9. Increase in Dues or Fees**

(a) The Board of Directors shall be authorized to increase or decrease dues, fees, fines, assessments or other financial obligations of Members. Any modification of dues and/or fees exceeding Fifteen Percent (15%) of the current dues and/or fees in one (1) Calendar Year shall first be approved by Majority vote of the Members qualified to vote at the semi annual Membership Meeting or at a special called meeting, or by Absentee Ballot as established in Article XII, Section 7 of these Bylaws.

(b) In the event the Texas Association of REALTORS® and/or the NATIONAL ASSOCIATION OF REALTORS® increases or decreases the Association's dues, the Board of Directors may likewise increase or decrease the dues of the Association's Members, as the case may be, in an amount equal to such increase or decrease by the Texas Association of REALTORS® and/or the NATIONAL ASSOCIATION OF REALTORS®.

**Section 10. Special Fees and Assessments.** Any Special Fee or Assessment levied against the entire membership shall be considered a portion of the Fifteen Percent (15%) limitation provided in ARTICLE X, Section 9 (a).

## ARTICLE XI - OFFICERS and DIRECTORS

**Section 1. Officers.** The elected officers of the Association shall be: a President, a President-Elect, a Secretary/Treasurer and Immediate Past President. They shall be elected for terms of one year, beginning on the first (1st) day of January of the next year succeeding such election. No Officer shall be eligible to serve more than two (2) consecutive terms, in the same office.

**Section 2. Duties of Officers.** The duties of the officers shall be such as their titles, by general usage, would indicate and such as may be assigned to them by the Board of Directors. It shall be the particular duty of the Chief Staff Executive to keep the records of the Association and to carry on all necessary correspondence with the NATIONAL ASSOCIATION OF REALTORS® and the Texas Association of REALTORS®.

The President and Secretary/Treasurer and/or the Chief Executive Officer shall have authority to sign legal binding documents acting on behalf of the Board of Directors, provided such authorization was approved by a majority vote of the Directors at a regular scheduled meeting or special called meeting of the Board of Directors, and where established by these bylaws, approved by a majority vote of members eligible to vote.

(a) Qualifications and Eligibility:

1. The President shall be a REALTOR® Member of the Association who has served as President-Elect of the Association during all or a portion of the preceding year. The President must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission.
2. The President-Elect shall be a REALTOR® Member of the Association who has served as an elected Officer or Director of the Association for one (1) year or more and shall serve as chairperson of the Strategic Planning Committee of the Association. The President-Elect of the Association must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission. **The President-Elect shall serve in the absence of the President and shall automatically become President in the case of a vacancy between elections.**
3. The Secretary/Treasurer shall be a REALTOR® Member of the Association having served as **an elected or appointed** Director of the Association for a term of two (2) years or more and if possible, having actively served at least twelve (12) months on the Association's Budget and Finance Committee prior to assuming office as Secretary/Treasurer. The Secretary/Treasurer must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission.
4. The Immediate Past President shall be a REALTOR® Member of the Association who has served as President of the Association during all or a portion of the preceding year. The Immediate Past President must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission. In the event the immediate past president is unable to serve, the President shall appoint a Past President who completed a term as President within the previous five (5) years, subject to the approval of the Board of Directors. The appointee must be a REALTOR® member of the Association and must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission.

**Section 3. Board of Directors.** The governing body of the Association shall be a Board of Directors consisting of the Elected Officers, the Immediate Past President of the Association and Six (6) elected REALTOR® Members of this Association, including one Past President of the Association appointed by the current President and approved by the Board of Directors and the Association's representative to the North Texas Real Estate Information System, Inc. Board of Directors and User Committee and the Association's Shareholder representative to the North Texas Real Estate Information System, Inc. that is not already a member of the Board of Directors with full voting rights.

Directors shall be elected to serve for terms of two years, or for lesser terms as may be necessary to complete the fiscal year. Thereafter, as many Directors shall be elected each year as are required to fill vacancies. All Directors, except the Affiliate Chairperson, must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission and have actively served on a committee of the Association. (amended 1/05)

A member of the Association holding an office of Director or higher position in the Texas Association of REALTORS® or National Association of REALTORS® shall serve as an ex officio member of the Association's Board of Directors and shall have voting privileges. A member may not serve as an elected or appointed officer or Director of the Association at the same time he/she serves as a Director or higher position in the Texas Association of REALTORS® or National Association of REALTORS®.

A Parliamentarian may be appointed by the President and approved by the Board of Directors to serve as a non-voting member of the Board of Directors. The President may appoint a Parliamentarian to serve at regular scheduled or special called membership meetings to ensure the meeting is conducted in accordance with Robert's Rules of Order as established by Article XV of these Bylaws.

The Affiliate Committee Chairperson shall be a member of the Association and shall be a voting member of the Board of Directors **and appointed by the incoming President.**

**(a) Term Limits.** No director shall serve more than two consecutive, elected two-year terms. **After at least one year absence from the Board of Directors, they may be eligible for Director.**

**(b) At the time of election, no more than 50% of Directors on the Board may be from the same office.**

**(c) An officer or member of the Board of Directors may not apply for a position of employment with the Association for a period of one (1) year after the last year of their service as officer or director unless they are applying for the position of Chief Staff Executive and excuse themselves from all discussion and from voting.**

**(d) The Association's elected representative to the Board of Directors of the Texas Association of REALTORS® shall have served a minimum of one (1) two-year term on the Association's Board of Directors and shall have attended at least one of the two regularly scheduled meetings of the Texas Association of REALTORS® Board of Directors during the twelve (12) month period immediately prior to election and shall be a REALTOR® member of the Association and hold an active Broker or Salesperson license issued by the Texas Real Estate Commission.**

#### **Section 4. Election of Officers and Directors.**

**(a) At least two (2) months before the annual election, a Nominating Committee of five (5) REALTOR® Members shall be appointed by the President with the approval of the Board of Directors. The qualifications for Nominating Committee shall be that each member shall have actively served on a Committee of the Association in the current year. The immediate Past-President shall serve as chairperson of the nominating committee. In the event the immediate Past-President is unable to serve, the President shall appoint a previous Past-President to serve as Chairperson of the Nominating Committee. The Nominating Committee shall select one candidate for each of the offices of President, President-Elect, and Secretary-Treasurer and one candidate from the names submitted by the general membership for each place to be filled on the Board of Directors. The qualifications for Board of Directors shall be that each member must have actively served on a Committee of the Association. The report of the Nominating Committee shall be delivered or where permitted by state law, transmitted electronically or by facsimile to each Member eligible to vote at least three (3) weeks preceding the election. Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least ten (10)% of the REALTOR® Members eligible to vote. The petition shall be filed with the Chief Staff Executive at least two (2) weeks before the election. The Chief Executive Officer shall send notice of such additional nominations to all Members eligible to vote before the election.**

**In the event the Report of the Nominating Committee has been delivered to members and a candidate for officer or director (excluding the president) withdraws their name, but before the annual election is held, the president, subject to the approval of the Board of Directors, may appoint a candidate to run in place of the withdrawn candidate.**

**(b) The election of Officers and Directors shall be held at the Annual Meeting in conjunction with the Membership Meeting each fall. Election shall be by ballot and all votes shall be cast in person. The ballot shall contain the names**



of all candidates and the offices for which they are nominated. Absentee ballots may be cast at the Association office within five (5) business days preceding the annual meeting, during normal business hours of the Association.

(c) The President, with the approval of the Board of Directors, shall appoint an Election Committee of three (3) REALTOR® Members to conduct the election. In case of a tie vote, the issue shall be determined by lot.

(d) In the event there is no contest for an office of this Association, the REALTOR® Member nominated shall be declared elected.

(e) Any candidate for State or National Officer or Directorship shall be recommended to the Board of Directors of this Association by the Nominating Committee for the current year. The appointee(s) shall be a REALTOR® member of the Association and must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission.

### **Section 5. Vacancies**

(a) Vacancies among the Association's Officers and Board of Directors shall be appointed by the President subject to the approval of the Board of Directors, until the next annual election (except for the President). In the case that the number of vacancies of Directors, whether by reason of death, resignation, or otherwise, prevent the Association from obtaining a quorum then the remaining directors (although less than a quorum) may, by a simple majority vote, approve the needed successors to obtain a quorum for the unexpired terms. The appointee(s), except the Affiliate, shall be a REALTOR® member of the Association and must hold an active Broker or Salesperson license issued by the Texas Real Estate Commission and have actively served on a committee of the Association.

(b) In the event a Director is appointed as an officer by the President and approved by the Board of Directors, he or she shall vacate their term as Director and said vacancy shall be appointed by the President subject to approval of the Board of Directors. The appointee shall complete the term to which the vacated Director **position** was elected.

(c) If the office of President becomes vacant, the President-Elect shall succeed to such office. If a President-Elect serves as President by succession as provided herein, he or she shall be eligible to serve a full term the following year as President. If the office of President-Elect becomes vacant, the Board of Directors shall fill the vacancy.

**Section 6. Removal of Officers and Directors.** In the event that an Officer or Director is deemed to be incapable of fulfilling the duties for which elected, but will not resign from office voluntarily, the Officer or Director may be removed from office under the following procedure:

(a) A petition requiring the removal of an Officer or Director and signed by not less than one-third (1/3) of the voting membership or a majority of all Directors shall be filed with the President, or if the President is the subject of the petition, with the next-ranking officer, and shall specifically set forth the reasons the individual is deemed to be disqualified from further service.

(b) Upon receipt of the petition, and not less than twenty (20) calendar days or more than forty-five (45) calendar days thereafter, a special meeting of the voting membership of the Association shall be held, and the sole business of the meeting shall be to consider the charge against the Officer or Director, and to render a decision on such petition.

(c) The special meeting shall be noticed to all voting Members at least ten (10) calendar days prior to the meeting, and shall be conducted by the President of the Association unless the President's continued service in office is being considered at the meeting. In such case, the next-ranking officer will conduct the meeting of the hearing by the Members. Provided a quorum is present, a three-fourths (3/4) vote of Members present and voting shall be required for removal from office.

**Section 7. Chief Executive Officer.** There shall be a Chief Executive Officer, appointed by the Board of Directors, who shall be the chief administrative officer of the Board. The Chief Executive Officer shall have the authority to hire, supervise, evaluate and terminate other staff, if any, and shall perform such other duties as prescribed by the Board of Directors.

## ARTICLE XII-MEETINGS

**Section 1. Semi-annual Meetings.** The semi-annual meetings of the Association shall be held during the Spring and Fall of each year, the date, place, and hour to be designated by the Board of Directors.

**Section 2. Meetings of Directors.** The Board of Directors shall designate a regular time and place of meetings.

(a) Directors shall attend all regularly scheduled or called meetings of the Board of Directors. Absences from four (4) regularly scheduled Directors' Meetings during an Association year shall automatically terminate the Director's tenure of office. The President shall appoint a new Director, subject to the approval of the Board of Directors, to serve the unexpired term.

If an Association Director serves on a committee or task force of the Texas Association of REALTORS® or the National Association of REALTORS®, and has a meeting conflict with the date of the TAR/NAR meeting and a regularly scheduled or special called meeting of the Board of Directors of the Association, the absence shall not be included in the total count of absences from the Association's meetings.

The Association's appointee(s) to the Board of Directors of the Texas Association of REALTORS® shall attend all regularly scheduled or called meetings of the Board of Directors of the Texas Association of REALTORS®. Failure to attend two (2) meetings of the Board of Directors of the Texas Association of REALTORS® during the Director's three (3) year tenure, shall automatically terminate the Director's tenure of office. The Association President shall appoint a new Director, subject to the approval of the Association's Board of Directors, to serve the unexpired term.

(b) Directors may vote by electronic means on issues and considerations that arise in the time period between regular scheduled Board of Director meetings. The results of the electronic vote shall be confirmed at the next meeting of the Board of Directors and shall be recorded in the minutes of that meeting.

**Section 3. Other Meetings.** Meetings of the Members may be held at other times as the President or the Board of Directors may determine, or upon the written request of at least **ten (10)%** of the Members eligible to vote.

**Section 4. Notice of Meetings.** Notice shall be delivered to every Member entitled to participate in the meeting at least one (1) week preceding all meetings. Delivery may be by electronic mail, facsimile, postal mail or personal delivery. If a special meeting is called, the Notice of Meeting shall be accompanied by a statement of the purpose of the meeting.

**Section 5. Quorum.** A quorum for the transaction of business shall consist of a majority of REALTOR® Members present, eligible to vote unless otherwise indicated in these bylaws. A quorum for the Board of Directors Meetings shall consist of one-half (1/2) of the total number of voting directors.

**Section 6. Meeting Site.** All Meetings including Committee Meetings shall be held at the Association office unless otherwise approved by the Board of Directors.

**Section 7. Absentee Ballots.** Absentee ballots may be cast at the Association Office within five (5) business days, during normal business hours of the Association, prior to any meeting requiring a vote, with the exception of a meeting for removal of an Officer or Director.

**Section 8. Electronic Transaction of Business.** To the fullest extent permitted by law, the Board of Directors or membership may conduct business by electronic means, with the exception of a meeting for removal of an Officer or Director or for capital expenditures in excess of **\$10,000** on deposit in financial institutions.

**Section 9. Action Without Meeting.** Unless specifically prohibited by the articles of incorporation, any action required or permitted to be taken at a meeting of the board of directors may be taken without a meeting if a consent in writing (electronic mail, facsimile or postal mail), setting forth the action so taken, shall be signed by all of the directors. The consent shall be evidenced by one or more written approvals, each of which sets forth the action taken and bears the signature of one or more directors. All the approvals evidencing the consent shall be delivered to the Chief Staff Executive to be filed in the corporate records. The action taken shall be effective when all the directors have approved the consent unless the consent specifies a different effective date. The action shall be confirmed at the next meeting of the Board of Directors and shall be recorded in the minutes of that meeting.

### ARTICLE XIII - COMMITTEES

**Section 1. Standing Committees.** The President shall appoint from among the REALTOR® Members, subject to confirmation by the Board of Directors, the following standing committees:

Affiliate	Government Affairs
Budget/Finance	Multiple Listing Committee
Membership	Education
Professional Standards	TREPAC
Public Relations/Community Services	

(a) The Association shall enter into an agreement with the Texas Association of REALTORS® for cooperative enforcement of the NATIONAL ASSOCIATION OF REALTORS® Code of Ethics, Arbitration and Mediation consistent with Professional Standards Policy Statement 40, Cooperative Enforcement Agreement.

(b) Appointments to the Professional Standards Committee and Grievance Committee shall be consistent with the cooperative professional standards enforcement agreement of this Association and as recommended by majority vote of the Board of Directors and approved by the Texas Association of REALTORS®.

**Section 2. Special Committees and Task Forces.** The President shall appoint, subject to confirmation by the Board of Directors, special committees and task forces as deemed necessary. Special Committees and Task Forces may include, but are not limited to: Public Relations, Ways and Means, REALTOR®/Builder, Governance, Nominating, Strategic Planning, YPN, and By-Laws.

**Section 3. Organization.** All committees shall be of such size and shall have duties, functions, and powers as assigned by the President or the Board of Directors except as otherwise provided in these Bylaws.

**Section 4. President.** The President or any other Officer shall be an ex-officio member of all standing committees and shall be notified of their meetings.

**Section 5. Chairperson.** The Chairperson of each Committee, except the Executive Committee, the Budget and Finance Committee, the Strategic Planning Committee and the Nominating Committee, shall be designated by the President and shall be approved by the Board of Directors. The Chairperson of each Committee of the Association shall be a voting member unless the Chairperson is an Affiliate member in accordance with Article VI, Section 8 of these bylaws. A quorum at any Committee Meeting shall be a majority of the Committee Members present, unless otherwise specified herein.

**Section 6. Approval of Action.** The action of all Committees shall be subject to approval of the Board of Directors except the actions of the Executive Committee and the Election Committee as described in ARTICLE XI, Section 4 (c) of these Bylaws.

**Section 7. Executive Committee.** The immediate Past President and the three (3) Officers shall constitute the Executive Committee, with the authority to take executive action on matters that may arise between the regular Meetings of the Board of Directors, and with the duty to recommend to the Directors appropriate action in regard to

policy decisions and general executive decisions that the Directors must make from time to time. The Executive Committee will automatically be members of the Budget and Finance Committee.

**Section 8. Action Without Meeting.** Any committee may act by unanimous consent in writing (electronic mail, facsimile or postal mail) without a meeting. The consent shall be evidenced by one or more written approvals, each of which sets forth the action taken and bears the signature of one or more of the members of the committee and shall be confirmed at the next meeting of the committee and recorded in the minutes of that meeting.

**Section 9. Attendance by Telephone.** Members of a committee may participate in any meeting through the use of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Such participation shall be at the discretion of the President and shall constitute presence at the meeting.

**Section 10. Attendance.** Any Committee Member who fails to attend three (3) consecutive regular meetings **without** excused absence of the Committee, shall be deemed to have resigned from the Committee.

#### **ARTICLE XIV - FISCAL and ELECTIVE YEAR**

**Section 1.** The fiscal year of the Association shall be January 1 to December 31.

**Section 2.** The elective year of the Board shall be January 1 to December 31.

#### **ARTICLE XV - RULES of ORDER**

**Section 1.** Robert's Rules of Order, latest edition, shall be recognized as the authority governing the meetings of the Association, its Board of Directors, and committees, in all instances wherein its provisions do not conflict with these Bylaws or the laws of the State of Texas.

**Section 2.** The President may appoint a parliamentarian to attend all Board of Director's meetings and bi-annual membership meetings to insure compliance with Robert's Rules of Order. The parliamentarian shall be a REALTOR® member in good standing of the Association. Unexcused absence from three (3) regularly scheduled or called Director's meetings and semi-annual membership meetings during an Association year shall automatically terminate the appointment of the parliamentarian. The President shall appoint a new parliamentarian, subject to the approval of the Board of Directors, to serve the remainder of the year. Request for excused absences shall be in written form and will be presented to the Board of Directors for approval

#### **ARTICLE XVI - AMENDMENTS**

**Section 1.** These Bylaws may be amended by the majority vote of the REALTOR® Members qualified to vote at the semi annual Membership Meeting or at a special called meeting or by Absentee Ballot as established in Article XII, Section 7 of these Bylaws, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting.

**Section 2.** Notice of all meetings at which amendments are to be considered shall be delivered to every member eligible to vote at least one (1) week prior to the meeting as established in Article XII, Section 4 of these Bylaws.

**Section 3.** Amendments to these Bylaws affecting the admission or qualification of REALTOR® and Institute Affiliate Members, the use of the terms REALTOR® and REALTORS® or any alteration in the territorial jurisdiction of the Association shall become effective upon their approval as authorized by the Board of Directors of the NATIONAL ASSOCIATION OF REALTORS®.

**Section 4.** When bylaws amendments are mandated by NAR policy and/or the Texas Association of REALTORS® policy, these Bylaws may be automatically amended to reflect the mandate as of the effective date of the mandatory policy authorized by the National Association of REALTORS® and/or the Texas Association of REALTORS®. The Association shall provide notice of that change in a regular or special membership communication.

## ARTICLE XVII - DISSOLUTION

**Section 1.** Upon the dissolution of this Association, the Board of Directors, after providing for the payment of all obligations, shall distribute any remaining assets to the Texas Association of REALTORS® or, within its discretion, to any other non-profit tax exempt organization.

## ARTICLE XVIII - MULTIPLE LISTING SERVICE

**Section 1.** The Association adopts the Bylaws and the Rules and Regulations of the North Texas Real Estate Information Systems, Inc. as from time to time amended and said Rules and Regulations are hereby made a part of these Bylaws.

**Section 2. Authority.** The Association shall maintain and provide for the use of its members (REALTOR® and association Members as provided in Article XVIII – Section 10 of these bylaws) a Multiple Listing Service which shall be subject to the Bylaws of this Association, The Texas Association of REALTORS® and the NATIONAL ASSOCIATION OF REALTORS® and such Rules and Regulations of the North Texas Real Estate Information System, Inc., as may be hereinafter adopted. The Association is a shareholder of the North Texas Real Estate Information System, Inc.

**Section 3. Purpose.** A Multiple Listing Service is a means by which authorized participants make blanket unilateral offers of compensation to other Participants (acting as subagents, buyer agents, or in other agency, or non-agency capacities defined by law); by which cooperation among participants is enhanced; by which information is accumulated and disseminated to enable authorized Participants to prepare appraisals, analyses, and other valuations of real property for bona fide clients and customers; by which Participants engaging in real estate appraisal contribute to common data bases; and is a facility for the orderly correlation and dissemination of listing information so participants may better serve their clients and the public. Entitlement to compensation is determined by the cooperating broker's performance as a procuring cause of the sale (or lease).

**Section 4. Participation.** Any REALTOR® Member of this or any other Association who is a principal, partner, or corporate officer, or branch manager acting on behalf of the principal, without further qualification, except as otherwise stipulated in these bylaws, shall be eligible to participate in the North Texas Real Estate Information System, Inc. upon agreeing in writing to conform to the Rules and Regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "membership" or "participation" unless they hold a current, valid real estate broker's license and offer or accept compensation to and from other Participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Use of information developed by or published by an Association Multiple Listing Service is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey "participation", or "membership" or any right of access to information developed by or published by an Association Multiple Listing Service where access to such information is prohibited by law. (Amended 11/08)

Mere possession of a broker's license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm offers or accepts cooperation and compensation means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by listing brokers or agents in the MLS. "Actively" means on a continual and ongoing basis during the operation of the participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a participant or potential participant that operates a real estate business on a part-time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a participant or potential participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the participant or potential participant as long as the level of service satisfies state law. (Adopted 11/08)

The key is that the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation with respect to properties of the type that are listed on the MLS in which participation is sought. This requirement does not permit an MLS to deny participation to a participant or potential participant that operates a "Virtual Office Website" (VOW) (including a VOW that the participant uses to refer customers to other participants) if the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation. An MLS may evaluate whether a participant or potential participant actively endeavors during the operation of its real estate business to offer or accept cooperation and compensation only if the MLS has a reasonable basis to believe that the participant or potential participant is in fact not doing so. The membership requirement shall be applied in a nondiscriminatory manner to all participants and potential participants. (Adopted 11/08)

**Section 5. Multiple Listing Service Fees.** Multiple Listing Service fees shall be in such amount as established quarterly in advance by the Board of Directors and are paid by the Participant for each Subscriber affiliated with the Participant. Multiple Listing Fees are non-refundable or transferable to another Multiple Listing Service Provider. Multiple Listing Service fees shall be paid quarterly in advance of the first of the next quarter or on a date as established by the Board of Directors.

**Section 6. Supervision.** The Multiple Listing Service shall be operated under the supervision of the Multiple Listing Committee of this Association, in accordance with the Rules and Regulations of The North Texas Real Estate Information Systems, Inc. and the Bylaws of this Association, subject to the approval of the Board of Directors of this Association and the Board of Directors of the North Texas Real Estate Information System, Inc.

**Section 7. Appointment of Committee.** The President shall appoint, subject to the confirmation of the Board of Directors, a Multiple Listing Committee Chairperson. A committee of no less than six (6) REALTOR® Members shall be selected by the Chairperson and approved by the Board of Directors. The Committee Members so named shall serve ~~two one~~-year (2) terms. One (1) committee member shall be a Chairperson and one (1) committee member shall be a Vice Chairperson who is selected by the president-elect. All committee members shall be a REALTOR® member in good standing of the Association and a Participant or Subscriber of the North Texas Real Estate Information System, Inc. with MLS service provided by the Association. The Association's representatives to the North Texas Real Estate System, Inc. Board of Directors and User Committee and the Association's Shareholder representative to the North Texas Real Estate Information System, Inc. shall be voting members of the Multiple Listing Committee.

**Section 8. Vacancies.** Vacancies in unexpired terms shall be filled as in the case of original appointees.

**Section 9. Attendance.** Any Committee Member who fails to attend three (3) consecutive regular or special meetings of the Committee, shall be deemed to have resigned from the Committee and the vacancy shall be filled as herein provided for original appointees. The Committee shall meet quarterly, unless special called meetings are deemed necessary by the Committee Chair, Association President or the Chief Executive Officer.

**Section 10. Access to Comparable and Statistical Information.** Association Members who are actively engaged in real estate brokerage, management, mortgage financing, appraising, land development or building, but who do not participate in the North Texas Real Estate System, Inc., are nonetheless entitled to receive, by purchase or lease, all information other than current listing information that is generated wholly or in part by the MLS including "comparable" information, "sold" information, and statistical reports.

This information is provided for the exclusive use of Association Members and individuals affiliated with Association Members who are also engaged in the real estate business and may not be transmitted, retransmitted, or provided in any manner to any unauthorized individual, office or firm except as otherwise specified in the North Texas Real Estate Information System, Inc.'s Rules and Regulations. Association members who receive such information, either as an Association service or through the Association's MLS, are subject to the applicable provisions of the North Texas Real Estate Information System, Inc.'s Rules and Regulations whether they participate in the MLS or not.

**Section 11. Subscribers.** Subscribers (or users) of the MLS include non-principal brokers, sales associates, and licensed and certified appraisers affiliated with Participants. Subscribers also include affiliated unlicensed administrative and clerical staff, personal assistants, and individuals seeking licensure or certification as real estate appraisers who are under the direct supervision of an MLS Participant or the Participant's licensed designee.

Subscribers also include affiliated unlicensed administrative and clerical staff personal assistants, and individuals seeking licensure or certification as real estate appraisers who are under the direct supervision of an MLS Participant or the Participant's licensed designee.

#### **ARTICLE XIX - IDEMNIFICATION**

The Association shall indemnify officers, directors, employees, and agents of the Corporation, and may purchase and maintain liability insurance for such person, as and to the full extent, permitted by Article 2.02-1 of the Texas Business Corporation Act, as amended.

**Membership Policy Statements**  
Approved by the Board of Directors  
NATIONAL ASSOCIATION OF REALTORS®

(The following policy statements are informational, and not part of the Bylaws.)

**Statements of Membership Policy Related to Implementation of Association of Choice**

That, effective upon approval by the Board of Directors, the following statements of membership policy and amendments to the Model Association Bylaws to implement the Association of choice proposal be adopted.

The primary Association of affiliation elected by a REALTOR® must be in the state where the REALTOR® is licensed and maintains his/her principal place of business. Licensees affiliated with a REALTOR® firm may choose as their "primary" Association any Association in the state where the firm maintains a "Designated" REALTOR®.

Membership shall be available in a secondary Association on terms and conditions no more stringent than the requirements established in the Association's Bylaws for REALTOR® membership. The privileges of membership shall be the same including the right to vote and hold office. Membership will be granted to individuals who hold REALTOR® membership in their primary Association without any requirement that the Designated REALTOR® they are licensed or affiliated with hold membership in the secondary Association. However, MLS services will only be available if the Designated REALTOR® participates in the MLS. Association dues shall not include a national allocation since NAR dues have been paid through the member's primary Association. A state allocation may only be included if the member's primary Association is located in a different state.

REALTORS® shall be entitled to purchase services from Associations other than their primary Association without the necessity of holding membership in those Associations. Service fees will be determined by the individual Associations. However, the Association may require that a REALTOR® (principal) be licensed in the state as a condition of MLS participation. (Adopted 2/94; amended 11/96)

**Concerning Association of Choice Across State Lines**

That the membership choices currently provided under Association of Choice be expanded across state lines as follows:

Members may join a primary Association across contiguous state lines. State Association membership would be in the state where primary Association membership is held. To become effective July 1, 1996, with optional local Association adoption sooner. (Adopted 11/95)

**Portability of Membership Records (Files)**

In order to facilitate timely processing of applications for membership and to assist Associations in determining an applicant's qualification for REALTOR® membership, Associations shall, based on a request from another Association, share information about current or former members. Minimum "core" member information shall include:

1. Previous applications for membership.



2. All final findings of Code of Ethics violations and violations of other membership duties within the past three (3) years (when available).
3. Pending complaints alleging violations of the Code of Ethics or alleging violations of other membership duties.
4. Incomplete or (pending) disciplinary measures.
5. Pending arbitration requests (or hearings).
6. Unpaid arbitration awards or unpaid financial obligations to the Association or its MLS.

An Association may, at its discretion, consider information received from other Associations when determining whether an applicant satisfies the Association's membership requirements as established in the Association's bylaws (not to exceed NAR's Membership Qualification Criteria). (Adopted 2/96)

#### **Clarification of the Term "Principal"**

The term "principal" as used in the NAR Constitution and Bylaws and in other relevant policies, includes licensed or certified individuals who are sole proprietors, partners in a partnership, officers or majority shareholders of a corporation, or office managers (including branch office managers) acting on behalf of principals of a real estate firm. (Adopted 11/96)

#### **Secondary Membership in an Association**

When a member has joined a primary Association and paid Local, State, and National dues, secondary membership may be held in a Local Association in another state (provided the applicant meets all of the qualifications for membership) without holding membership in that State Association, or alternatively, secondary membership may be held directly in the State Association without holding membership in a Local Association in that state.

(Adopted 11/96)

#### **Membership Requirements Related to Multiple Office Locations**

When considering an applicant for REALTOR® membership who is a principal in a real estate firm, Associations have an obligation to determine that all of the principals of the real estate firm who are actively engaged in the real estate business in the state are either applying for or already hold REALTOR® membership in an Association. (Adopted 11/96)

If an Association (Local, State, National) is notified by another Association that a REALTOR® member has an office location elsewhere in the state that is not functioning as a "REALTOR®-office" (i.e., licensees affiliated with the office are not members or are not accounted for under the DR dues formula) the Association where the REALTOR® holds primary membership shall be responsible, in cooperation with the State and National Associations, for ensuring compliance with applicable membership policies (i.e., that said licensees hold membership in the REALTOR®'s primary Association - or some other Association in the state where the firm maintains a designated REALTOR® presence - or that dues have been paid to an Association based on non-member licensees affiliated with the office. (Adopted 11/96)