

Revised September 14, 2014

ARTICLE I
Name

Section 1. The name of this organization shall be the SNOHOMISH COUNTY-CAMANO ASSOCIATION OF REALTORS®, Incorporated hereinafter referred to as the "*Association*".

Section 2. 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 Washington State 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 term 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® shall include: All of Snohomish County and Camano Island (a portion of Island County).

Section 2. Territorial jurisdiction is defined to mean:

(a) 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 six 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, building, developing or subdividing real estate, and who maintain or are associated with an established real estate office in the state of Washington or a state contiguous thereto shall qualify for REALTOR® Membership only, and each is required to hold REALTOR® Membership in an Association of REALTORS® within the state or 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 board in which one of the firm's principals holds REALTOR® membership, shall be required to hold REALTOR® membership unless otherwise qualified

Revised September 14, 2014

for Institute Affiliate Membership as described in Section 1 (b) of Article IV.

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) 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 affiliate with the firm to select the Association as their "primary" Association.

(4) Designated REALTOR® Members. Each firm shall designate in writing one REALTOR® Member who shall be responsible for all duties and obligations of membership including the obligation to arbitrate 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.

(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® or REALTOR®-ASSOCIATE 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.

(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.

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 Constitutions, Bylaws, and Rules and Regulations of the *Association*, the State and National Associations, and if elected a member, will abide by the Constitutions and Bylaws and Rules and Regulations of the *Association*, 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 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

Revised September 14, 2014

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, Constitution, Rules and Regulations, and Code of Ethics referred to above.

Section 2. Qualification

(a) An applicant for REALTOR® Membership who is a sole proprietor, partner, corporate officer, or branch office manager of a real estate firm shall supply evidence satisfactory to the Membership Committee that he/she 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 and Rules and Regulations of the *Association*, the Bylaws of the State Association, and the Constitution and Bylaws and Code of Ethics of the National Association of REALTORS®, and shall pass such reasonable and non-discriminatory written examination thereon as may be required by the Committee, and shall agree that if elected to membership, he/she 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, 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* 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 members has been discharged from bankruptcy.

**No record of official sanctions involving unprofessional conduct is intended to mean that the Board may only consider 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.

NOTE: Article IV, Section 2, of the NAR Bylaws prohibits Member Boards 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. (NAR 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 shall complete a course of instruction covering the Bylaws and Rules and Regulations of the *Association*, the Bylaws of the State Association, and the Constitution and Bylaws and Code of Ethics of the National Association of REALTORS®, and shall pass such reasonable and nondiscriminatory written examinations thereon as may be required by the Membership Committee and shall agree in writing that if elected to membership, he/she will abide by such Constitution, Bylaws, Rules and Regulations of the local *Association*, the State Association and the National Association.

Section 3. Election. The procedure for election to membership shall be as follows:

(a) The Membership Committee shall determine whether the applicant is applying for the appropriate

Revised September 14, 2014

class of membership. It shall then give written notice to the REALTOR® members of such application and invite written comment thereon within fifteen (15) days of publication. If one or more of the REALTOR® Members object to the approval of the application, basing such objection on the lack of qualification as set forth in these Bylaws, the Committee shall invite any objecting member to appear and substantiate his/her objections. Objections that are not substantiated shall be totally disregarded. The Committee may not find objections substantiated without (1) informing the applicant in advance, in writing of the objections and identifying the objecting member, and (2) giving the applicant a full opportunity to appear before the Committee and establish his/her qualifications. The Committee shall thereafter make a written report of its findings. The Membership Committee shall conduct all proceedings with strict attention to the principles of due process and compliance with the Bylaws of the *Association*.

(b) Thereafter, within thirty (30) days, the Membership Committee shall report its recommendations to the Board of Directors in writing. If the recommendation is adverse to the approval of the application, the reasons shall be specifically stated. If any member of the Membership Committee submits a dissenting recommendation, it shall also be reported to the Board of Directors.

(c) The Board of Directors shall review the qualifications of the applicant and the recommendations of the Committee and then vote on the applicant's eligibility for membership. If the applicant received a majority vote of the Board of Directors, he/she shall be declared elected to membership and shall be advised by written notice.

(d) The Board of Directors may not reject an application without first giving the applicant an opportunity to appear before the Board, to be advised in writing of the findings and recommendations of the Membership Committee, to call witnesses in 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.

(e) If the Board of Directors determines that the application should be rejected, it shall record its reasons with the Secretary. 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.

Section 4. New Member Code of Ethics Orientation.

Applications for REALTOR® Membership and provisional REALTOR® members (where applicable) 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 or provisional members who have completed comparable orientation in another association, 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 the time set by the Board of Directors will result in denial of the membership application or termination of provisional membership.

Note: Orientation programs must meet the learning objectives and minimum criteria established from time to time by the NATIONAL ASSOCIATION OF REALTORS®.

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 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.

Revised September 14, 2014

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)-year cycle (2001 through 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 through 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 a member who is still suspended as of that date will be automatically terminated.

Section 6. Status Changes.

(a) A REALTOR® who changes the conditions under which he/she holds membership shall be required to provide written notification to the *Association* within thirty (30) days. A REALTOR® (non-principal) who becomes a principal in the firm with which he/she 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) 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.

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, suspended, or expelled by the

Board of Directors for a violation of these Bylaws, Rules and Regulations consistent with these Bylaws, or the Code of Ethics of the National Association of REALTORS®, after a hearing as provided in Article VII. Although members other than REALTORS® and non-resident members 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 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® and 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, the 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.

Revised September 14, 2014

(a) If the member resigns or otherwise causes membership to terminate, the duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided that the dispute arose while the former member was a REALTOR®.

Section 6. REALTOR® Members.

(a) 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*.

(b) Only REALTOR® Members may use the terms REALTOR® or REALTORS®, which shall be subject to the provisions of Article VIII.

(c) REALTOR® Members have the primary responsibility to safeguard and promote the standards, interests and welfare of the *Association* and the real estate profession.

(d) If a REALTOR® is a principal in a firm, partnership, or corporation, and is suspended or expelled, the firm, partnership, or corporation of which he is a principal 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, corporation is severed, whichever may apply.

(e) The membership of REALTORS® other than principals who are employed by 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 until connection of disciplined Member with the firm, partnership, or corporation is severed, or unless the REALTOR® Member (non-principal) elects to sever his/her connection with the REALTOR® and affiliate with another REALTOR® Member in good standing in the *Association*, whichever may apply. If a REALTOR® Member who is other than a principal in a firm, partnership, or corporation is suspended or expelled, the use of the terms REALTOR® or REALTORS® by the firm, partnership, or corporation shall not be affected.

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®. (NOTE: Local Associations establish the rights and privileges to be conferred on Institute Affiliate Members except that no Institute Affiliate Member may be granted the right to use the term REALTOR®, REALTOR-ASSOCIATE® or the REALTOR® logo; to serve as President of the Association or to be participant in the local Association's Multiple Listing Service).

Section 8. Affiliate Members. Affiliate members shall have rights and privileges prescribed by the Board of Directors, except the right to vote and hold elected office.

Section 9. Public Service Members. Public Service Members shall have rights and privileges prescribed by the Board of Directors, except the right to vote and hold elected office.

Section 10. Honorary Members. Honorary Membership shall confer only the right to attend meetings and participate in discussions and shall impose no obligations.

Section 11. Student Members. Student Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors.

Section 12. Certification by REALTOR®. "Designated" REALTOR® Members of the *Association* shall certify to the *Association* on a quarterly basis on a form provided by the *Association*, a complete listing of all individuals licensed or certified in the REALTOR® office(s) and shall designate a primary Association for each individual who holds membership. Designated REALTORS® shall also identify any non-member licenses in the REALTOR® office(s) and if Designated REALTOR® dues have been paid to another Board 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 ten (10) days of the date of affiliation or severance of the individual(s).

Revised September 14, 2014

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 from time to time amended, which by this reference is made a part of 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 REALTOR® member of this *Association* to abide by the Constitution, Bylaws, Rules and Regulations of the *Association*, the Constitution, Bylaws, Rules and Regulations of the State Association, Constitution, Bylaws, 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 mediate and 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 Arbitration Manual of this *Association* as from time to time amended.

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 the Board of Directors. The *Association* 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.

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.

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 Washington Association of REALTORS®. By reason of such membership, each REALTOR® Member of the Member Association shall be entitled to membership in the National Association of REALTORS® and the Washington 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

Revised September 14, 2014

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 right of the National Association of REALTORS® in the terms REALTOR® and REALTORS®. It shall forthwith 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 and non-resident members. The Constitution, Bylaws, Rules and Regulations, and policies of the National Association and the Washington 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® Memberships, 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 Board of Directors may adopt an application fee for other classes of membership not in excess of the annual dues.

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

(a) The annual dues for a REALTOR® Member holding membership in the *Association* shall be a sum equal to the amount charged to the local *Association* by the State and National Association plus an additional amount as established from time to time by a majority of those present and voting, as set forth in Article XII at a regular or special meeting of the General Membership of the *Association*. The annual dues for a REALTOR® Member holding membership in the *Association* and is the "Designated Broker" shall be a sum equal to the basic REALTOR® dues times the number of persons holding a real estate license from the State of Washington or is a licensed or certified appraiser and is associated with a Designated Broker either as an

employee or independent contractor and who are not themselves REALTOR® Members of any board 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 Article shall not be included in the computation of dues if the Designated REALTOR® has paid dues based on said non-member licensees in another board in the state or a state contiguous thereto, provided the Designated REALTOR® notifies the *Association* in writing of the identity of the board 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.

(b) For the purpose of this Section, a REALTOR® Member of Snohomish County-Camano Association of REALTORS® 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 1, 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, provided that such licensee is not otherwise included in the computation of dues payable by the principal, partner, or corporate officer 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, managing,

Revised September 14, 2014

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®.

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® or REALTOR-ASSOCIATE® membership in the Association. However, membership dues shall not be prorated if the licensee held REALTOR® or REALTOR-ASSOCIATE® membership during the preceding calendar year.

(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 (\$105.00). The National Association shall credit \$35.00 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 \$35.00 amount will be credited to the COB, unless the Institute Affiliate Member directs that the dues be distributed to the other board. The National Association shall also credit \$35.00 to the account of 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 11/2013)

(d) The annual dues of Affiliate Members, Public Service Members, or any other class of membership shall be determined by a majority of those present and voting, as set forth in Article XII at regular or special meeting of the General Membership of the Association.

(e) Secondary Members. The annual dues of each secondary member shall be the same as the annual Association dues of a REALTOR® Member.

(f) Honorary Members. Dues payable, if any, shall be at the discretion of the Board of Directors.

(g) Student Members. Dues payable, if any, shall be at the discretion of the Board of Directors.

Section 3. Dues Payable.

(a) Dues for all members shall be payable annually or in installments in advance on the first day of January.

(b) Dues for new licensees of a REALTOR® company shall be prorated quarterly from the first day of the month in which the license was issued to the Designated REALTOR®.

(c) 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® 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 or prorated for those who have joined the REALTOR® firm after the first quarter of the fiscal year and are payable within (30) days of the notice of termination.

Section 4. Nonpayment of Financial Obligations. If dues, fees, or fines are not paid within one (1) month after the due date, the nonpaying member is subject to suspension at the discretion of the Board of Directors. 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/her membership terminated for nonpayment of dues, fees, fines, or other assessments duly levied in accordance with the provisions of these Bylaws or the provisions of other Rules and Regulations 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. (A reinstatement or late charge fee for delinquent dues

Revised September 14, 2014

shall be administered as established from time to time by a majority vote of the Board of Directors.)

Section 5. Deposit. All monies received by the Association for any purpose shall be deposited to the credit of the *Association*.

Section 6. Expenditures. The Board of Directors shall administer the finances of the *Association*.

Section 7. The dues of REALTOR® members who are REALTOR® Emeriti (as recognized by the National Association), past presidents and past treasurers of the National Association or recipients of the Distinguished Service Award shall be as determined by the board of directors. (*Amended 11/2013*)

NOTE: A Member Board'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 and past treasurers 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 Boards 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. (*Amended 11/2013*)

ARTICLE XI Officers and Directors

Section 1. Officers. The elected Officers of the *Association* shall be: a President, President Elect, a Vice President of Government Affairs, Vice President of Professional Standards, Vice President of Communications and Public Relations, and immediate

Past President. All Officers shall be elected for a term of one year.

(a) To be elected for the office of President Elect, the candidate must have been an *Association* Officer for one year. To be eligible for the office of the Vice President, one must have been a Standing Committee Member within the past three years.

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. Officers may serve no more than two consecutive terms in any one office.

Section 3. Board of Directors. The governing policy setting body of the Association shall be a Board of Directors consisting of the elected Officers, immediate Past President and size of the Board of Directors proportional to the size of the membership; 1250 and under = 15 member board 1251-1400 = 16 member board 1401-1550 = 17 member board 1551-1700 = 18 member board 1701 or more = 19 REALTOR® Members of the *Association* elected by the General Membership, of which 3 shall be Washington Association of REALTORS® or National Association of REALTORS® Directors. Directors shall be elected to serve for terms of two years and shall serve no more than three consecutive elected terms.

(a) For the purpose of designation of the election of Directors of the *Association*, the *Association* shall be divided in three district designations so indicated from the King County line going north to the Skagit Valley line.

The boundaries for the **South District** would run east and west just above 164th Street on the north and the King-Snohomish County line to the south. The boundaries for the **North District** would run east and west just above the city limits of Everett on the south and at the Skagit-Snohomish County line to the north. The **Central District** would be that area between the above-described boundaries. Basically, the **South District** would include Lynnwood, Edmonds, Mountlake Terrace, and Bothell. The **Central District** would include Everett, Snohomish and Monroe. The **North District** would include Marysville, Lake Stevens, Arlington, Stanwood, and Camano Island. District representation shall be determined by Directors and office location.

Revised September 14, 2014

(b) Of the fifteen local REALTOR® Directors, there shall be one from each district, with the remaining twelve at large. If no candidate runs from a district, a Director may be chosen at large.

(c) The President may appoint up to two Affiliate Members to serve in an ex-officio capacity for a one-year term.

Section 4. Election of Officers and Directors.

(a) At least (2) months before the annual election, a Nominating Committee of seven (7) REALTOR® Members shall be appointed by the President with the approval of the Board of Directors. Nominations may be made from the floor, at the General Membership Meeting, one month prior to election. To be eligible, a candidate or nominee must be qualified for the position one month prior to the election or finishing out a term that would make them eligible at the time of taking office.

(b) The election of Officers and Directors shall be by ballot. The ballot shall contain the names of all candidates and the office for which they are nominated. No nominee may run for more than one Officer Position at any given election. No Officer may hold, concurrently, one of the local Director positions provided for in Article XI, Section 3. If a nominee is elected to an Officer and Director term at the same election, then the Officer-elect will be ineligible to hold the Director position. The Director position shall be filled by the nominee with the next highest vote total at that election, who did not otherwise win a Director term. Election shall be determined by a majority of voting.

(c) The notice of Officer and Director Elections shall be stated in writing and transmitted to the membership at least ten (10) days prior to the voting deadline. The time and method of voting shall be stated in such notice. Voting shall be for a period of ten (10) days, and may include balloting by mail and such other means that would allow broad participation by the membership. The President, with the approval of the Board of Directors, shall appoint an Election Committee of five (5) REALTOR® Members to conduct the election.

(d) The candidate receiving the highest number of votes in each district shall be representative of that district, the at large Directors shall be selected in succession from the candidates receiving the next

highest number of votes. In case of a tie vote, the issue shall be decided by lot, i.e., flip of a coin.

(e) The WAR/NAR candidate receiving the highest number of votes shall be elected to serve at large.

ARTICLE XII
Meetings

Section 1. Annual Meetings. The annual meeting of the *Association* shall be held 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 quorum for the transaction of business shall be a majority of the board of directors, except as may otherwise be required by state law. (*Amended 05/2013*)

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 5% of the members eligible to vote. The President may, with the approval of the Executive Committee, call a special meeting of the Board of Directors, as deemed necessary to conduct *Association* business. A quorum for the transaction of business shall consist of a majority of those Officers and Directors eligible to vote.

Section 4. Notice of Meetings. Written notice shall be given to every member entitled to participation in the meeting of at least one (1) week preceding all meetings. If a special meeting is called, it 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 those voting.

ARTICLE XIII
Committees

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

Professional Standards
Education/Equal Opportunity
Grievance

Revised September 14, 2014

Legislative
Political Affairs/RPAC
Communications/Public Relations

to the membership at least ten (10) days prior to the voting deadline.

The members of the Professional Standards and Grievance Committee shall be confirmed by the Board of Directors.

Section 3. The time and method of voting shall be stated in the above notice. Voting shall be for a period of ten (10) days.

Section 2. Special Committees. The President shall appoint, subject to confirmation by the Board of Directors, special committees as deemed necessary.

ARTICLE XVII Dissolution

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

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

ARTICLE XVIII Multiple Listing (Deleted 9/22/98)

ARTICLE XIV Fiscal and Elective Year

Section 1. The fiscal and elective year of the *Association* shall be the calendar year.

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.

ARTICLE XVI Amendments

Section 1. These Bylaws may be amended by a majority vote of the members present and qualified to vote at any meeting at which a quorum is present, except that the Board of Directors may, at any regular or special meeting of the Board of Directors at which a quorum is present, approve amendments to the Bylaws which are mandated by NAR policy. Only REALTORS® in good standing are qualified to vote.

Section 2. The substance of such proposed amendments shall be stated in writing and transmitted

<p>THESE BYLAWS HAVE BEEN AMENDED ON THE FOLLOWING DATES: 9-12-89, 9-18-90, 6-11-91, 3-10-92, 9-13-94, 8-8-95, 9-10-96, 9-22-98, 10-4-99, 10-07-02, 1-7-03, 10-4-05, 4-8-2008, 9-20-2010, 9-14-2014, 6-15-2015</p>
--