
BYLAWS OF THE CARTERET COUNTY ASSOCIATION OF REALTORS[®], INC.

The Carteret County Association of REALTORS[®] Bylaws is the primary governing document of the Association. These Bylaws may only be changed by a vote of REALTOR[®] Members at a meeting properly called, with a qualifying quorum present.

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ARTICLE I - NAME

Section 1. Name -

The name of this organization shall be the Carteret County Association of REALTORS® Incorporated. Doing business as the Carteret County Association of REALTORS® hereinafter referred to as the "Association" or "CCAR".

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

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 North Carolina 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: **Carteret County, North Carolina**

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, or building, developing or subdividing real estate, and who maintain or are associated with an established real estate office in the State of North Carolina 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 4 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.

NOTE: REALTOR® Members may obtain membership in a "secondary" association in another state. (Amended 12/2018)

(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 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 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. (Amended 12/2018)

(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 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 12/2018)

(6) Lifetime Members - Any REALTOR® who has held Membership for twenty-five (25) years or more continuously, and has held the office of CCAR President, may be granted a lifetime REALTOR® Membership upon application and approval of the Board of Directors. Maintaining Association Lifetime Membership shall be contingent upon maintaining membership in a State association and the NATIONAL ASSOCIATION OF REALTORS®. (Amended 12/2018)

(b) Institute Affiliate Members - Institute Affiliate Members shall be individuals who hold a professional designation 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) Business Partner Members - Business Partner 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. (Revised 2016)

(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. (Amended 12/2018)

(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. The CCAR Board of Directors shall elect Honorary Members. (Amended 12/2018)

(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. (Amended 12/2018)

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 that:

(1) Applicant agrees as a condition of membership to thoroughly familiarize himself/herself with the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, the Constitutions, Bylaws, and Rules and Regulations of the Local, State and National Associations, and if elected a Member, will abide by the Constitutions and Bylaws and Rules and Regulations of the Local, 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 to mediate if required by the Association) controversies arising out of real estate transactions as specified by 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 (Amended 12/2018)

(2) Applicant consents that the Association, through its membership committees 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. (Amended 12/2018)

Section 2. Qualification.

(a) An applicant for REALTOR® Membership who is a principal, partner, branch office manager or corporate officer of a real estate firm shall supply evidence satisfactory to the Association Board through its membership committee or otherwise that he/she is actively engaged in the real estate profession, and maintains a current, valid real estate broker'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 North Carolina, or a State contiguous thereto (unless a secondary member), has no record or 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, Bylaws and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and shall pass such reasonable and nondiscriminatory written examination thereon, as may be required by the committee, and shall agree that if elected to membership, will abide by such Constitution, Bylaws, Rules and Regulations and the Code of Ethics. (Amended 12/2018)

NOTE 1.* 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 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 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, provided the Association is aware of the bankruptcy.

NOTE 2:** No record of official sanctions involving unprofessional conduct is intended to mean that the Association 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.

NOTE: 3: Article VI, Section 2 of the NAR Bylaws prohibits Member Associations from knowingly granting REALTOR® Membership to any applicant who has an unfilled sanction pending which was imposed by another Association of REALTORS® for violation of the Code of Ethics.

(b) Individuals who are actively engaged in the real estate profession other than as principals, partners, branch office managers or corporate officers, 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 CCAR and maintain a current valid real estate broker's license or be licensed or certified by an appropriate state regulatory agency, or State contiguous thereto to engage in the appraisal of real property, agree to complete a course of instruction covering the Bylaws and Rules and Regulations of the Association, the Bylaws and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and shall agree that if elected to Membership, will abide by such Constitution, Bylaws, Rules and Regulations, and the Code of Ethics. (Revised 2016)

(c) The Association will also consider the following in determining an applicant's qualification 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 (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.

"Provisional" Membership may be granted in instances where ethics complaints or arbitration requests (or hearings) are pending in other Associations or where the applicant for Membership has unsatisfied discipline pending in another Association (except violations of the Code of Ethics); see

Article V, section 2(a) NOTE 3 provided all other qualifications for Membership have been satisfied. Associations may reconsider Membership status of such individuals when all pending ethics and arbitration matters (and related discipline) have been resolved or if such matters are not resolved within six months from the date that Provisional Membership is approved. Provisional Members shall be considered REALTORS® and shall be subject to all of the same privileges and obligations of REALTOR® Membership. If a Member resigns from another association with an ethics complaint or arbitration request pending, the Association may condition Membership on the applicant's certification that he/she will submit to the pending ethics or arbitration proceeding (in accordance with the established procedures of the Association to which the applicant has made application) and will abide by the decision of the hearing panel.

Section 3. Election.

The procedure for election to Membership shall be as follows.

(a) The Executive Officer (or duly authorized designee) shall determine whether the applicant is applying for the appropriate class of Membership. The Association has adopted Provisional Membership. Applicants for REALTOR® Membership shall be granted Provisional Membership immediately upon submission of a completed application form and remittance of applicable Association dues and any application fee. Provisional Members shall be considered REALTORS® and shall be subject to all of the same privileges and obligations of Membership. Provisional Membership is granted subject to final review of the application by the Board of Directors.

(b) If the Board of Directors determines that the individual does not meet all of the qualifications for Membership as established in the Association's Bylaws, or, if the individual does not satisfy all of the requirements of Membership (for example, completion of a mandatory orientation program) within 120 days from the Association's receipt of their application, Membership may, at the discretion of the Board of Directors, be terminated. The Board of Directors shall 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 Executive Officer (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 12/2018)

Section 4. New Member Orientation.

Applicants for REALTOR® Membership and Provisional REALTOR® Members shall complete an Association orientation program of a length determined by the Board of Directors within one hundred twenty (120) days of making application. Failure to satisfy this requirement within one hundred twenty (120) days of the date of the application will result in termination. (Amended 12/2018)

Applicants for REALTOR® Membership and Provisional REALTOR® Members shall complete an orientation program on the Code of Ethics of not less than two (2) hours and thirty (30) minutes of instructional time. (Amended 12/2018)

These requirements do 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 one hundred twenty (120) days of the date of the application will result in termination. (Amended 12/2018)

NOTE: All Code of Ethics classes must meet the learning objectives and minimum criteria established from time to time by the NATIONAL ASSOCIATION OF REALTORS®.

Section 5. REALTOR® Code of Ethics Training.

January 1, 2019, through December 31, 2021 and for successive three year periods thereafter, each REALTOR® member of the association (with the exception of REALTOR® members granted REALTOR® Emeritus status by the National Association) shall be required to complete ethics training of not less than two (2) hours and thirty (30) 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 REALTOR® association, the State Association of REALTORS® or the NATIONAL ASSOCIATION OF REALTORS®, 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 three year cycle shall not be required to complete additional ethics training until a new three year cycle commences.

Failure to satisfy the required periodic ethics training shall be considered a violation of a membership duty. Failure to meet the requirement in any three year cycle will result in suspension of membership for the first two months (January and February) of the year following the end of any three 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 (Adopted 1/01, Amended 11/08, Amended 11/2016, Amended 12/2018, Amended 2019)

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 CCAR 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 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. (Revised 2016) (Amended 12/2018)

A REALTOR® (or REALTOR-ASSOCIATE®, where applicable) who is transferring his/her 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 30 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. (Amended 12/2018)

(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. (Amended 12/2018)

(c) Dues shall be prorated from the first day of the month in which the Member is notified of election by the Board of Directors and shall be based on the new Membership status for the remainder of the year. (Amended 12/2018)

ARTICLE VI – PRIVILEGES AND OBLIGATIONS

Section 1. Privileges and Obligations - Overview - The privileges and obligations of Members, in addition to those otherwise provide in these Bylaws, shall be specified in this Article.

Section 2. Obligations of Members - Any Member of the Association may be reprimanded, fined, placed on probation, suspended or expelled by the Board of Directors for 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 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, reflect adversely on the term REALTOR®, and the real estate industry, or for conduct that is inconsistent with or adverse to

the objectives and purposes of the Carteret County Association of REALTORS®, the North Carolina Association of REALTORS®, and the NATIONAL ASSOCIATION OF REALTORS®. (Revised 2016)

Section 3. Discipline of Members - Any REALTOR® 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 - Resignations of Members shall become effective when received in writing by the Association, 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. Reapplication of Membership - If a Member resigns from the Association or otherwise causes Membership to terminate with an ethics complaint pending, the complaint shall be processed until the decision of the Association with respect to disposition of the complaint is final by this Association (if respondent does not hold Membership in any other association) or by any other association in which the respondent continues to hold Membership. If an ethics respondent resigns or otherwise causes Membership in all Boards to terminate before an ethics complaint is filed alleging unethical conduct occurred while the respondent was a REALTOR®, the complaint, once filed, shall be processed until the decision of the Association with respect to disposition of the complaint is final. In any instance where an ethics hearing is held subsequent to an ethic respondent's resignation or membership termination, any discipline ratified by the Board of Directors shall be held in abeyance until such time as the respondent rejoins an association of REALTORS®.

(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. Status Changes REALTOR® Members - Whether primary, secondary or lifetime 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 term 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/herself 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 a suspended or expelled individual from any form or degree of management control must be certified to the Association 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 with the Association, whichever may apply. (Amended 12/2018)

If a REALTOR® Member other than a sole proprietor in a firm, 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®.

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®, or the REALTOR® logo; to serve as President of the local Association; or to be a Participant in the local Association's MLS.

Section 8. Business Partner Members - Business Partner Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors and amended from time to time. (Revised 2016)

Section 9. Public Service Members - Public Service members shall have rights and privileges and be

subject to obligations prescribed by the Board of Directors. (Amended 12/2018)

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. (Amended 12/2018)

Section 12. Certification By REALTOR® - Upon request "Designated" REALTOR® Members of CCAR shall certify to CCAR during October or November each year on a form provided by CCAR, a complete listing of all individuals licensed or certified with the REALTOR®'s firm within the State, and shall designate a primary Association for each individual. 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 CCAR of any additional individual(s) licensed or certified with the firm within thirty (30) days of the date of affiliation or severance of the individual.

Section 13. Harassment - Any Member of the Association may be reprimanded, placed on probation, suspended, or expelled for harassment of any Association or MLS employee, officer, director or committee member after an investigation in accordance with the 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, or 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 12/2018)

ARTICLE VII – PROFESSIONAL STANDARDS AND ARBITRATION

Section 1. The responsibility of CCAR and of CCAR 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 by this reference is 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 REALTOR® Member of this Association to abide by the Constitution and Bylaws and the Rules and Regulations of the Carteret County Association of REALTORS®, the Constitution and Bylaws of the North Carolina Association of REALTORS®, and the Constitution and Bylaws 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 in Article 17 of the Code of Ethics, and as further defined and in accordance with the procedures set in the Code of Ethics and Arbitration Manual of this Association as from time to time amended.

Section 3. The responsibility of CCAR and CCAR 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 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 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. 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.

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 North Carolina Association of REALTORS®. By reason of the Association's Membership, each REALTOR® Member of CCAR shall be entitled to Membership in the NATIONAL ASSOCIATION OF REALTORS® and the North Carolina 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. CCAR recognizes the exclusive property rights of the NATIONAL ASSOCIATION OF REALTORS® in the terms REALTOR® and REALTORS. CCAR 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. CCAR adopts the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and agrees to enforce the Code among its REALTOR® Members. CCAR and all of its Members agree to abide by the Constitution, Bylaws, Rules and Regulations, and policies of the NATIONAL ASSOCIATION OF REALTORS® and the North Carolina 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 a 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. All application fees are subject to change by the CCAR Board of Directors at any time.

Section 2. Dues - The annual Dues for Members shall be as follows:

(a) The annual dues of each Designated REALTOR® Member shall be in such amount as established annually by the Board of Directors, plus an additional amount to be established annually by the Board of Directors times the number of Brokers 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 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 Section 2 (a) (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 Association in the State or 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 Article) in the office where the Designated REALTOR® holds Membership, and any other offices of the firm located within the jurisdiction of this Association. (Amended 12/2018)

(1) For the purpose of this Section, a REALTOR® Member of a Member Association 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 and (except as provided for in Section 2 (a) (1) of this Article) which is engaged in other aspects of the real estate business provided that such licensee is not otherwise included in the computation of dues payable by the principal, partner, corporate officer, or branch officer manager of the entity. (Amended 12/2018)

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®. Designated REALTORS® shall notify the Association within three (3) days of any change in status of licensees in a referral firm. (Revised 2016)

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.

(b) REALTOR® Members - The annual dues of REALTOR® Members other than the Designated REALTOR® shall be in such amount as established annually 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 (\$105). The National Association shall credit \$35 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 amount will be credited to the COB, unless the Institute Affiliate member directs that the dues be distributed to the other association. The National Association shall also credit \$35 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.

(d) Business Partner Members - The annual dues of each Business Partner Member shall be in such amount as established annually by the Board of Directors. (Amended 12/2018)

(e) Public Service Members - The annual dues of each Public Service Member shall be as established annually by the Board of Directors. (Amended 12/2018)

(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. (Amended 12/2018)

(h) 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 determined by the Board of Directors.

Section 3. Dues Payable - Dues for all Members shall be payable annually in advance on the first day of January. Dues for new Members shall be computed from the date of application and granting of Provisional Membership.

In the event a licensee or licensed or certified appraiser who holds REALTOR® Membership is dropped for nonpayment of Association dues, and the licensee 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 thirty (30) days of the notice of termination. (Amended 12/2018)

Section 4. Non-Payment of Financial Obligations - If dues, fees, fines or other financial obligations are not paid to the Association, or the Association's Multiple Listing Service 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 Board of Directors has confirmed the accuracy of the amount owed. 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 the Policies 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. (Amended 12/2018)

Section 5. Deposits and Expenditures - Deposits and expenditures of funds shall be in accordance with policies established by the Board of Directors. (Amended 12/2018)

Section 6. Expenditures - The Executive Officer shall administer the day to day finances of CCAR within budgetary constraints approved by the CCAR Board of Directors. Capital expenditures in excess of \$1,000 may not be made unless authorized by the Board of Directors. Capital expenditures in excess of \$25,000 may not be made unless approved by a majority vote of a quorum of members.

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 Member and the delinquent Member's Designated REALTOR®, in writing, setting forth the amount owed and due date.

ARTICLE XI – OFFICERS AND DIRECTORS

Section 1. Officers - The Officers of CCAR shall be a President, a President-Elect, a Secretary and a Treasurer. The President, President-Elect and Treasurer shall serve one-year terms and the Executive Officer shall serve as Secretary for the corporation. The President-Elect and the Treasurer shall be elected by the Members. (Amended 12/2018)

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 Executive Officer to keep the records of the Association and to carry on all necessary correspondence with the NATIONAL ASSOCIATION OF REALTORS® and the North Carolina Association of REALTORS®. (Amended 12/2018)

(a) The President Elect shall succeed to the Office of President. The President-Elect shall perform the duties of the President in the event of his/her absence or disability and shall have such other powers and duties as may be prescribed by the Board of Directors or the President. The President shall succeed to the Office of Immediate Past President. In the absence of the President and President-Elect, the Immediate Past President would assume all duties.

Section 3. Board of Directors - The governing body of CCAR shall be a Board of Directors consisting of the President, President-Elect, Treasurer and the Crystal Coast MLS President, six (6) Directors elected to alternating two (2) year terms, with rotation, roles and responsibilities in accordance with policies established and maintained by the Board of Directors, and the Immediate Past President who shall serve a one (1) year term as Director immediately following their Presidency. In addition, the Executive Officer, as Secretary for the Corporation, shall serve as a non-voting advisor of the Board of Directors. (Amended 12/2018)

Section 4. Election of Officers and Directors

(a) At least two (2) months before the annual election a Nominating Committee shall be formed composed of the CCAR and CCMLS Presidents who shall serve as Chairs, the CCAR and CCMLS Immediate Past Presidents, the CCAR and CCMLS President-Elects and two (2) REALTOR® Members. The CCAR President with the approval of the Board of Directors shall appoint Members. The Nominating Committee shall select a minimum of one (1) candidate for each office and one (1)

candidate for each place to be filled on the Board of Directors. The report of the Nominating Committee shall be delivered or made available electronically to each REALTOR® Member eligible to vote at least three (3) weeks preceding the election. Additional candidates for offices to be filled may be placed in nomination by petition signed by at least thirty (30) REALTOR® Members eligible to vote. The petition shall be filed at least two (2) weeks before the election with the Executive Officer, who shall certify all signatures and candidate qualifications in accordance with the Bylaws and the Policies of the Association. Notice of such additional nominations will be sent to all Members eligible to vote before the election. (Amended 12/2018)

(b) Only REALTOR® Members may be nominated for Officers and Directors of the Association. No Member shall be nominated for Officer or Director nor serve as Officer or Director while serving simultaneously as an Officer or member of a Board of Directors of another real estate association affiliated with the NATIONAL ASSOCIATION OF REALTORS®. (This does not include the North Carolina Association of REALTORS® or the NATIONAL ASSOCIATION OF REALTORS®).

(c) The maximum number of Officers and Directors associated with any firm shall be Two (2). If an Officer/Director transfers his/her license from one firm to another during his/her term in office, with the result that two associated with a firm is exceeded, none of the Officers/Directors associated with the firm shall be compelled to resign from their elective office until the expiration of their current elective term.

(d) No Director shall serve for more than three (3) consecutive two (2)-year terms.

(e) The election of Offices and Directors shall take place at the annual meeting at which a quorum is required. Election shall be by ballot. The ballot shall contain the names of all candidates and the offices for which they are nominated. Early electronic voting will be made available to members of the Association in good standing and entitled to vote. Votes cast in this manner will count towards a quorum. All ballots must be properly executed and submitted within the specified timeframe in order to be counted. Detailed procedures to secure the handling of ballots shall be in conformity with such additional rules and regulations as set forth by the Board of Directors.

(f) In contested races, the President, with the approval of the Board of Directors, shall appoint an Election Committee of three (3) current REALTOR® Members to conduct the election. In case of a tie vote, lot shall determine the issue. (Amended 12/2018)

(g) All REALTOR® Members (both primary and secondary) of CCAR who have all dues, fines and other indebtedness to the Association, paid in full, as of September 1, shall be entitled to vote at the election.

Section 5. Vacancies - Vacancies among the Officers and Directors shall be filled by a simple majority vote of the Board of Directors until the next annual election. (Amended 12/2018)

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 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 petition, and not less than twenty (20) days or more than forty-five (45) 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 for such petition.

(c) The special meeting shall be noticed to all voting Members at least ten (10) days prior to the meeting, and shall be conducted by the President of the Board 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 two-thirds vote of Members present and voting shall be required for removal of office.

ARTICLE XII - MEETINGS

Section 1. Annual Meetings - The annual meeting of the Association shall be held during the third quarter of each year, the date, place, and hour to be designated by the Board of Directors and duly noticed to the Membership. (Amended 12/2018)

Section 2. Meetings of Directors - The Board of Directors shall designate a regular time and place for meetings. Absence from three (3) regular meetings without an excuse deemed valid by the Board of Directors in accordance with policies established and maintained by the Board of Directors, shall be construed as resignation. A quorum for the transaction of business shall be a majority of the Board of Directors, present in office immediately before a meeting begins, except as may otherwise be required by state law. Special meetings of the Board of Directors may be called by the President or twenty percent (20%) of the Directors then in office. (Amended 12/2018)

Section 3. Other Meetings of Members - 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 twenty percent (20%) of Members eligible to vote.

Section 4. Notice of Member Meetings - Written notice shall be delivered to every REALTOR® Member entitled to participate in the meeting a least ten (10) days preceding all meetings. If a special meeting is called, a statement of the purpose of the meeting shall accompany it. (Amended 12/2018)

Section 5. Quorum - A quorum for the transaction of business at general and/or special meetings of the Membership shall consist of ten percent (10%) of CCAR REALTOR® Members eligible to vote. No proxy votes are allowed. (Amended 12/2018)

Section 6. Electronic Transaction of Business - To the fullest extent permitted by law, the Board of Directors or Membership may conduct business by electronic means.

Section 7. 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 consent in writing, setting forth the action so taken, shall be signed by all of the Directors. The consent shall be by one or more written approvals, each of which sets for the action taken and bears the signature of evidenced one or more Directors. All the approvals evidencing the consent shall be delivered to the Executive Officer 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. (Amended 12/2018)

ARTICLE XIII - COMMITTEES

Section 1. Standing Committees - The President shall appoint from the REALTOR® Members, subject to confirmation by the Board of Directors the following standing committees: Professional Standards, Grievance & Finance committee. (Amended 12/2018)

Section 2. Special Committees/Workgroups/Task Forces -The President shall establish subject to confirmation by the Board of Directors, special committees, work groups, and task forces as deemed necessary, and shall appoint their chairs. Each Chair shall appoint, subject to confirmation by the President, Members for their special committee, work group or task force, consistent with the Bylaws and Policies of the Association. (Amended 12/2018)

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

Section 4. President - The President and Executive Officer shall be non-voting, ex-officio members of all standing committees and special committees and shall be notified of their meetings. (Amended 12/2018)

Section 5. Action Without Meeting - Any committee may act by unanimous consent in writing 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.

Section 6. Attendance By Telephone - Members of a committee may participate in any meeting through the use of a conference telephone, IP telephony service 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. (Amended 12/2018)

Section 7. Expenditures - No committee shall spend unbudgeted funds or obligate the Association for the expenditure without prior approval by the Board of Directors. (Adopted 12/2018)

ARTICLE XIV – FISCAL AND ELECTIVE YEAR

The fiscal and elective year of the Association shall be January 1 to December 31.

ARTICLE XV – RULES OF ORDER

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 two-thirds of the votes cast of the Members present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting, except that the Board of Directors may, at any regular or special meeting of the Board of Directors at which a quorum is present, to approve amendments to the Bylaws which are mandated by NAR policy. The Board of Directors shall provide notice of that change in a regular or special membership communication. (Amended 12/2018)

Section 2. Written notice of all meetings at which amendments are to be considered shall be delivered to every Member eligible to vote at least ten (10) days prior to the meeting. (Amended 12/2018)

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

ARTICLE XVII - DISSOLUTION

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 North Carolina Association of REALTORS® or, within its discretion, to any other non-profit tax-exempt organization.

ARTICLE XVIII – MULTIPLE LISTING

Section 1. Authority - The Carteret County Association of REALTORS® shall provide access to a Multiple Listing Service (“MLS”) for the use of its Members in such a manner as the MLS Board of Directors shall from time to time determine in its reasonable discretion to be in the best interests of the Association, MLS and its Members, whether the MLS is owned exclusively by the Association or through an entity owned wholly or partly by the Association, or MLS services are provided by contractual arrangement with another entity, or otherwise which shall be a lawful corporation of the state of North Carolina, all the stock of which shall be owned by the Association of REALTORS®. (Amended 12/2018)

Section 2. 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 databases; 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 3. Governing Documents - The Board of Directors shall cause any Multiple Listing Service established by it pursuant to this Article to conform to its corporate charter, constitution, bylaws, rules, regulations, and policies, practices, and procedures at all times to the Constitution, Bylaws, Rules, Regulations, and Policies of the NATIONAL ASSOCIATION OF REALTORS®.

Section 4. Participation - Any REALTOR® Member of this or any other Association who is a principal, partner, corporate officer, or branch office manager acting on behalf of the principal, without further qualification, except as otherwise stipulated in these bylaws, shall be eligible to participate in Multiple Listing 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 a Board 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 a Board Multiple Listing Service where access to such information is prohibited by law. (Amended 12/2018)

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.

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.

Section 5. Subscribers - Subscribers (or users) of the MLS include principal and non- principal brokers, and licensed and certified appraisers affiliated with Participants. (Amended 12/2018)

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.

Section 6. Supervision - The activity shall be operated under the supervision of the Crystal Coast MLS Board of Directors, in accordance with the Rules and Regulations, subject to approval of the Board of Directors of the Crystal Coast MLS, Inc. (Adopted 12/2018)