Clerical Changes to the Bylaws Approved by Board of Directors; and NAR Mandated Amendments to the Bylaws

Clerical Changes:
1) The Member Services Committee appears Article V, Section 1 as follows: (2) that applicant consents that CFR, through its Members Services Committee or staff, 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 CFR 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. RATIONALE: This Committee no longer exists.
2) NCREC eliminated “salespersons” licenses so Article V, Section 2 and Article X Section 2 & 3, the word will be eliminated.
3) Article X, Section 8: This change is necessary because grammatically the word “or” between the two clauses in the first sentence. The first clause deals with online voting where there is NOT a physical face-to-face meeting; the second clause pertains to a face-to-face meeting. This clarifies that with online voting, members are given notice as to when the voting starts and ends. Section 8. Expenditures and Right To Adopt Rules A single non-budgeted expenditure in excess of $30,000 within a fiscal year shall not be made unless approved by a majority of the votes cast by CFR members eligible to vote either on-line by ballot cast any time after the notice of the meeting is given up until the deadline noticed close of business the day before the meeting or being present at a duly called meeting. Each member is to be given notice at least a 10-calendar days before such meeting. (Amended 03-18-04) The Board of Directors shall have the right to audit all books and accounts at any time without notice. The Board of Directors shall have the power from time to time to adopt such rules, regulations, and policies as they may deem appropriate.

NAR Mandated Bylaw Amendments
1) Section 3. Election The procedure for election to membership shall be as follows:
   (a) The chief staff executive (or his/her duly authorized designee) shall determine whether the applicant is applying for the appropriate class of membership. Applicants for REALTOR® membership shall be granted provisional membership immediately upon submission of a completed application form and remittance of applicable dues and 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 these Bylaws, or, if the individual does not satisfy all of the requirements of membership (for example, completion of a mandatory orientation program) within the time frame specified in the Policy Manual with the date beginning from CFR’s receipt of their application, membership may, at the discretion of the board of directors, be terminated. In such instances, dues shall be returned to the individual less a prorated amount to cover the number of days that the individual received services.
   (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 s/he deems relevant. The board of directors may also have counsel present. The board of directors shall require that written minutes be made of any hearing before it or may electronically or mechanically record the proceedings.
   (d) If the board of directors determines that the application should be rejected, it shall record its reasons with the chief staff executive (or duly authorized designee). If the board of directors believes that denial of membership to the applicant may become the basis of litigation and a claim of damage by the applicant, it may specify that denial shall become effective upon entry in a suit by the association for a declaratory judgment by a court of competent jurisdiction of a final judgment declaring that the rejection violates no rights of the applicant.

   a) 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
subsequent review of the application by the Board of Directors. 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 the time frame specified in the Policy Manual
with the date beginning from the Association's receipt of their application, membership may, at the
discretion of the Board of Directors, be terminated. (Amended 09-17-09)

b) Dues shall be computed from the date of application and shall be non-refundable unless the
Association's Board of Directors terminates the individual's membership in accordance with subsection
(a) above. In such instances, dues shall be returned to the individual less a prorated amount to cover the
number of days that the individual received Association services and any application fee.

c) The Board of Directors may not terminate any provisional membership without providing the provisional
member with advance notice, an opportunity to appear before the Board of Directors, to call witnesses
on his behalf, to be represented by counsel, and to make such statements as s/he 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 provisional membership should be terminated, it shall record
its reasons with the Secretary. If the Board of Directors believes that termination of provisional
membership may become the basis of litigation and a claim of damage by a provisional member, it may
specify that termination 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 termination violates
no rights of the individual.

2) Article V, Section 5. Continuing Member Code of Ethics Training

Effective January 1, 2017, through December 31, 2018, and for successive two 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 NC REALTORS®, the National Association of REALTORS®, or any other recognized
educational institution or provider which meets the learning objectives and minimum criteria established by the
National Association of REALTORS® from time to time. REALTOR® members who have completed training as a
requirement of membership in another association and REALTOR® members who have completed the New
Member Code of Ethics Orientation during any two four year cycle shall not be required to complete additional
ethics training until a new two four year cycle commences.

Failure to satisfy this requirement shall be considered a violation of a membership duty for which REALTOR®
membership shall be suspended until such time as the training is completed. Failure to meet the requirement in
any two year cycle for the second (2005 – 2008) cycle and subsequent four (4) year cycles will result in
suspension of membership for the first two months (January and February) of the year following the end of any
two four (24) 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.