

# OAR Code of Regulations

## ARTICLE I – Members

**§1.1 Classes and Qualifications.** The members of the Association shall consist of the following classes:

- (a) Member Boards, each of which shall be a board, consisting of not less than 25 Board Members within the State of Ohio, all of the Board Members and Associate Members of which hold membership in the Association and in the National Association of REALTORS®, (the “NAR”).
- (b) Board Members, each of which shall be a REALTOR® member of a Member Board.
- (c) Individual Members, each of whom shall be an individual engaged in the real estate profession as a principal, partner or officer of an Association whose place of business is located in an area outside the jurisdiction of any Member Board and who holds REALTOR® membership in the Association. The Directors may establish procedures and standards whereby salespersons affiliated with Individual Members may become Individual Members of the Association.
- (d) Associate Members, each of whom shall be an individual engaged in the real estate profession other than as a principal, partner or officer of a Association and who is associated with a Board Member of a Member Board or with an Individual Member of the Association.
- (e) Affiliate Members, each of whom shall be a real estate owner or other individual or firm not engaged in the real estate profession who holds a form of membership in a Member Board other than as defined in subsections (b), (c), or (d) of this section.
- (f) Institute Affiliate members shall be individuals who hold a professional designation awarded by a qualified 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 vote or hold office. Any such individual, if otherwise eligible, may elect to hold REALTOR® membership, subject to payment of applicable dues for such membership. Individuals whose places of business are located in an area outside the jurisdiction of a Member Board of REALTORS®, shall be eligible to apply for Institute Affiliate Membership in the State Association if they meet the requirements as specified above.

The Board of Directors of the Association shall have final authority to determine all matters pertaining to membership in the Association.

**§1.2 Initial Members.** The initial members of the Association shall be the members of the unincorporated association which was the predecessor of the Association, which membership shall be determined as of the date of adoption of these regulations.

**§1.3 Dues.** The annual dues for each class of members shall be as follows:

- (a) Member Boards: The annual dues for each Member Board shall be equal to an amount established from time to time by the Board of Directors multiplied by the number of REALTOR®, members who hold primary membership in the Board, plus an additional amount established from time to time by the Board of Directors multiplied by the number of salespersons and licensed or certified appraisers who are employed by or associated as independent contractors with REALTOR®, members of the Board and who are not themselves REALTORS®. In calculating the dues payable by a member Board, non members, as defined in the preceding sentence, shall not be included in the computation of dues if dues have been paid in another Board in the State, provided the Board notifies the State Association in writing of the identity of the Board to which dues have been remitted. Nine dollars of this amount, or such other amount as may be established from time to time by the Board of Directors, shall be utilized for the support of the OHIO REALTOR®. If a REALTOR® member of a member board is or has been the recipient of the Distinguished Service Award of the National Association of REALTORS, then the member board shall not count said recipient in calculating the dues provided for herein; provided, however, that salespersons and licensed or certified appraisers who may be employed by or associated as independent contractors with said recipient and who are not themselves REALTORS®, shall still be counted.

(b) Board Members: Board Members shall pay no dues to the Association.

(c) Individual Members: The annual dues for each Individual Member shall be equal to an amount established from time to time by the Board of Directors, plus an additional amount established from time to time by the Board of Directors multiplied by the number of salespersons and licensed or certified appraisers who are employed by or associated as independent contractors with the Individual Member and who are not themselves REALTORS®. Nine dollars of this amount, or such other amount as may be established from time to time by the Board of Directors, shall be utilized for the support of the OHIO REALTOR®, If the individual member is or has been the recipient of the Distinguished Service Award of the National Association of REALTORS®, then no dues shall be required for said recipient; provided, however, if said recipient is the designated REALTOR®, as defined in the paragraph immediately following, then said recipient shall be required to pay that portion of the dues for an individual member which is based upon the number of salespersons and licensed or certified appraisers who are employed by or associated as independent contractors with the individual member and who are not themselves REALTORS®.

(d) If two or more REALTORS®, are principals of the same firm, partnership or Corporation, then only that REALTOR®, designated from time to time by such firm, partnership or Corporation (“Designated REALTORS®”) shall be required to pay that portion of the dues for an Individual Member which is based on the number of salespersons, licensed or certified appraiser and independent contractors affiliated with such firm, partnership or Corporation who are not themselves REALTORS®.

(e) Dues for all other classes of members shall be in such amounts as are determined from time to time by the Board of Directors.

(f) The annual dues of each member shall be paid to the Association periodically in advance.

Dues are due and payable to the Association February 21. Boards will be notified that if 95 percent of dues are not paid by April 1, such boards will have no vote at the next scheduled meeting of the Board of Directors, shall forfeit entitlement to administrative fees as established from time to time by the Board of Directors and shall remit payment of a penalty fee. Such boards shall be required to submit written correspondence to the Finance Committee stating reasons for not remitting payment of dues as required herein. The Finance Committee shall recommend appropriate action to the Board of Directors after reviewing correspondence submitted by the board.

**§1.4 Meetings.** The Directors elected or appointed by the members of the Association as provided in Article II of these regulations shall act as the elected representatives of the members at any meetings, with full power to act on behalf of the members. The voting rights of the members shall be exercised by the Directors in accordance with other provisions of these regulations, and any decision of the Directors which does not conflict with these regulations, the articles of incorporation of the Association, or any law will be deemed to be the decision of the members to the extent that the decision of the members is required on such matter.

The annual convention of the Association described in Article IX of these regulations shall constitute the annual meeting of the members, and other meetings of the Directors shall constitute meetings of the members to the extent such meetings are required under law. Such meetings shall be called, and notice of such meetings shall be given, as described in other provisions of these regulations.

**§1.5 Suspension; Expulsion; Resignation.** All matters regarding the suspension or expulsion of a member for breach of conduct, for the violation of these regulations, or for any other cause, shall be entirely under the jurisdiction and subject to the discretion of the Board of Directors, and such suspension and expulsion shall be ordered only upon the affirmative vote of two-thirds of the members of the Board of Directors present at a regular meeting or at a special meeting called for that purpose after ten days written notice to each Director and the member involved.

If a member’s membership in the Association is terminated for any reason, whether voluntarily or involuntarily (in accordance with these regulations),

such member shall nonetheless remain liable for the dues payable by such member at any time prior to such termination. All rights and privileges of a member in the Association shall cease on termination of its membership for any reason, and no member shall have any claim against any funds or property of the Association subsequent to termination of its membership.

## ARTICLE II – Board of Directors

**§2.1 Number and Classes.** Except where law, the articles of incorporation of the Association, or these regulations require that any action be otherwise authorized or taken, all authority of the Association shall be exercised by or under the direction of the Board of Directors of the Association, which shall consist of:

(a) Current chief elected officers of Member Boards. Each chief elected officer is also entitled to appoint an alternate Director in his/her place to attend and vote in case of his/her absence.

(b) One Director from each Member Board for the first 150 Members, or fraction thereof, who hold Primary membership in the Board and one additional Director for each additional 150 Members or major fraction thereof who hold Primary membership in the Board.

(c) One Director for each Ohio Chapter of a recognized and sponsored Institute, Society or Council of the NAR, specifically to be included in such designation is the chapter of RNMI.

(d) Former Presidents of the Association who continue to be REALTOR® members of the Association.

(e) Officers of the Association excepting the Chief Executive Officer, during their respective terms of office, who shall be ex-officio members entitled to vote and to be considered for quorum purposes. The Chief Executive Officer shall serve ex-officio as a member of the Board of Directors, but without vote.

(f) All other members of the Executive Committee not included in the previously stated categories of this section, during their respective terms of office, who shall be ex-officio members entitled to vote and to be considered for quorum purposes.

(g) Chairmen of the Association's Committees and Chairmen of the Association's Forums, who shall be voting Directors by virtue of their position appointment if they are not qualified as Directors by one of the previously stated category definitions of this section.

(h) Full-time, paid Executive Officers of Local Boards of REALTORS® of Ohio shall automatically serve, ex-officio, as Directors, without vote.

(i) As many as five Directors ("Directors -at-Large") from Member Boards which are or may be represented by not more than six Directors elected or appointed under other provisions of this §2.1. All Directors -at-Large shall be selected by the President-elect to serve for the one-year term which is concurrent with the President-elect's term as President. Member Boards or Board Members may submit requests for consideration for Director-at-Large positions to the President-elect or the Chief Executive Officer of the Association (who shall forward such requests to the President-elect) prior to October 1 of each year.

(j) Current Presidents of Regional Associations of Member Boards, who shall be ex-officio members entitled to vote and to be considered for quorum purposes.

(k) Recipients of the OAR Distinguished Service Award shall be life-time voting members of the Board of Directors.

All Directors shall be deemed to be the elected representatives and delegates of the members and, when exercising their voting rights, shall be deemed to be exercising the voting rights of the members to the extent necessary to comply with any law, the articles of incorporation of the Association, or other provisions of the regulations.

**§2.2 Certification.** The members of the Board of Directors from each Member Board and from each Chapter of an Institute, Society and Council shall be certified to the Association before the first day of December each year by said Member Boards and said Chapters and may be chosen by election or appointment by the governing bodies of such organizations.

Each Member Board and each Chapter of an Institute, Society and Council shall name an alternate Director for each regular Director. Such alternate shall act as a regular Director when any such regular Director is not present at any meeting.

**§2.3 Term of Office.** Each Director named as provided in this Article II shall serve for one year, beginning the January 1 following his or her election or appointment, or until a successor is named and qualified.

**§2.4 Meetings.** The regular meetings of the Board of Directors shall be held not less often than three times annually, including the meeting during the annual convention. Other meetings may be held at the call of the President, or upon written request, addressed to the President, from 20 Directors representing at least five Member Boards. Twenty-five percent of the Directors shall constitute a quorum for the transaction of business.

**§2.5 Written Actions.** Except as expressly provided to the contrary in these regulations, any action which may be authorized or taken at a meeting of the Directors may be authorized or taken without a meeting with the affirmative vote or approval of, and in a writing or writings signed by a majority of the Directors. The President shall be empowered to initiate business and call for a written vote of the Directors by mail if the business to be considered, in the opinion of the President, requires immediate attention.

**§2.6 Vacancies.** The office of a Director becomes vacant if such Director dies or resigns, which resignation shall take effect immediately or at such other time as the Director may specify. The removal of a Director from office shall also create a vacancy in the Board of Directors.

If a vacancy is created in the Board of Directors due to the death, resignation, or removal of a Director elected or appointed by the governing body of a Member Board or a Chapter of an Institute, Society, or Council, such vacancy shall be filled for the unexpired term by a successor Director elected or appointed by the governing body of such Member Board or such Chapter, as the case may be. Any other vacancies shall be filled, to the extent necessary and to the extent not filled through the operation of other provisions of these regulations, by the vote of a majority of the remaining Directors.

## ARTICLE III – Executive Committee

**§3.1 Organization.** There shall be an Executive Committee of the Association composed of the following voting members: the President; the President-elect; the Treasurer; the District Vice Presidents; the immediate Past President; two other Past Presidents, to be appointed by the President subject to the approval of the Board of Directors, except that in any year in which the NAR Regional Vice President for NAR Region 6 is a member of the Association, such Regional Vice President shall serve instead of one of the Past President appointees and shall not require approval of the Board of Directors; five REALTOR® members who are not Past Presidents, to be appointed by the President subject to the approval of the Board of Directors; one at-large member from a Board with fewer than 500 members which does not currently have a member on the Executive Committee and a representative of the Executive Officers Committee, who shall be appointed by the President subject to the approval of the Board of Directors. In making appointments authorized in this Section, the President shall give due consideration to including among the appointees members who have experience in the following areas of involvement within the Association; public policy, products and services, professional development and commercial-industrial. The Chief Executive Officer shall be an ex-officio member without voting rights. Past and current Presidents of the NAR from Ohio shall be permanent members of the Executive Committee with voting rights. With the exception of the District Vice Presidents as provided in Article VI herein, all members of the Executive Committee shall serve one-year terms beginning January 1. Vacancies on the Executive Committee because of the death, resignation or removal of an appointed member shall be filled by the President subject to the approval of the remaining Executive Committee members. The President of the Association shall serve as Chairman of the Executive Committee.

**§3.2 Duties.** The Executive Committee, in addition to any other duties assigned to it in these regulations or from time to time by the Board of Directors, shall conduct the affairs of the Association in the intervals between meetings of the Board of Directors. Except as otherwise provided in these regulations or in resolutions adopted by the Board of Directors, during the intervals between the meetings of the Board of Directors, the Executive Committee shall possess all powers of the Board of Directors in the management of the business and affairs of the Association, other than election

or appointment of officers and the filling of any vacancies in the Board of Directors.

**§3.3 District Realignment.** The Executive Committee may from time to time realign the districts to which Member Boards are assigned, subject to the approval of the Board of Directors.

**§3.4 Chief Executive Officer.** There shall be a Chief Executive Officer of the Association, who shall be employed by the Executive Committee. He shall be the chief administrative officer of the Association and shall serve as Secretary. He shall administer all affairs of the Association, shall direct the entire staff, and shall perform such other duties as may be directed to him by the Board of Directors, the Executive Committee or the President.

#### ARTICLE IV – Nominating Committee

**§4.1 Members and Alternates.** There shall be a Nominating Committee comprised of twelve members and four alternates who shall serve one-year terms commencing on January 1 and concluding on December 31 of each year. Members and alternates shall include the following:

- (a) Those District Vice Presidents who are currently serving the last full year of their Terms on the Executive Committee.
- (b) Members elected to represent those Districts which do not have District Vice Presidents who are currently serving the last full year of their terms on the Executive Committee. Such members must hold Primary membership in a Board within the District they represent and shall be elected by the Directors of such District during the annual convention immediately preceding their terms on the Nominating Committee; provided, however, that the current District Vice President from that District shall not be eligible for election and the representative elected from the District shall not be from the same local Board for two consecutive Terms unless no other eligible member from another Board in the District is willing to serve. Any person elected to the Nominating Committee must have served either as President of a Local Board, or, within the three years preceding their terms on the Nominating Committee, as a Director of the Association.
- (c) The immediate past President of the, Association who shall serve as vice chairman of the committee.
- (d) The past President of the Association two years out of such office, who shall serve as chairman of the committee
- (e) The past President of the Association four years out of such office.
- (f) Two alternate members of the Nominating Committee (designated “Alternate Number 1” and “Alternate Number 2”), shall be appointed by the incoming President-elect. Such alternates shall not be Past Presidents of the Association. They shall attend all meetings of the Nominating Committee, but they shall not be permitted to take part in discussions and shall not have a vote unless one or more of the District Vice Presidents or District representatives on the Nominating Committee is absent. In such event, Alternate Number 1 shall sit in the chair of the first absent District Vice President or District representative and shall be entitled to exercise all rights of said member, including the right to vote, Alternate Number 2 shall assume Alternate Number 1’s position and the President shall appoint a new Alternate Number 2 to serve the remainder of the term.
- (g) The Past Presidents of the Association six years and eight years out of such office shall serve as alternates for the past Presidents on the Nominating Committee. They shall not attend meetings of the committee unless one or more of the Past Presidents on the committee is unwilling, unable or ineligible to serve. In such event, the past President six years out of office shall fill the first such vacancy on the committee and the past President eight years out of office shall fill the second such vacancy on the committee. If the past Presidents six and eight years out of office are unwilling, unable or ineligible to serve as alternate members of the Nominating Committee, the current President shall appoint other past Presidents to serve in such positions subject to the approval of the Executive Committee.

**§4.2 Procedures.** Should any member or alternate on the Nominating Committee become a candidate for any position for which the Nominating Committee is charged with submitting nominations or recommendation to the Directors, said member or alternate shall immediately resign from the Nominating Committee or shall withdraw his/her name from consideration for such position.

**§4.3 Nomination and Election of Directors of NAR and NAR Regional Vice President.** The Nominating Committee shall meet at the Annual Convention to prepare a slate of candidates for the NAR Regional Vice President position when such position is to be filled by a member of the Association and at-large positions on the NAR Board of Directors to be filled by the Association in the ensuing year. Such Slate of candidates shall be voted upon at the meeting of the Association’s Board of Directors held at the same Annual Convention at which they are nominated. The names of those nominated shall be listed in alphabetical order.

Additional nominations for the NAR RVP position and Directors of the NAR may be made from the floor by any Director of the Association at the said meeting of the Board of Directors. Those nominated from the floor for a position with the NAR shall have their names added to the list previously submitted by the Nominating Committee for said position in the order in which the nominations are received. The Directors shall select their recommendations for the positions with the NAR from the entire slate. The Director candidate receiving the most votes for the positions shall be recommended for the first opening, the candidate receiving the second most votes shall be recommended for the second opening, and so forth until all openings are filled. To be considered duly elected, an RVP nominee must receive a majority of the total votes cast by the Directors. In the event that none of the nominees receive a majority vote on the first ballot, the nominee receiving the least number of votes shall be dropped from the ballot and another vote shall be conducted. This procedure shall be repeated as necessary until a nominee receives a majority vote.

**§4.4 Nomination of Officers of the Association.** The Nominating Committee shall also meet to receive, consider and select nominees for the officers of the Association, including District Vice Presidents, to be elected at the annual convention. This meeting shall be held prior to the Board of Directors Meeting held during the Winter Conference and the Nominating Committee shall notify all voting Directors present at the Winter Conference of the nominees so selected at least 24 hours prior to the Board of Directors Meeting

Additional nominations for state officers to be elected at the annual convention may be made from the floor by any Director of the Association prior to the election at the meeting of the Board of Directors, provided that the nominees are qualified for office and are present at the meeting. All Nominees choosing to run from the floor at the Board of Directors meeting must submit their applications to the Nominating Committee for the purpose of verifying their qualifications at least 10 days prior to the date of the election.

To be considered duly elected, a nominee must receive a majority of the total votes cast by the Directors. In the event that none of the nominees receive a majority vote on the first ballot, the nominee receiving the least number of votes shall be dropped from the ballot and another vote shall be conducted. This procedure shall be repeated as necessary until a nominee receives a majority vote.

**§4.5 Nomination of District Vice Presidents.** The Nominating Committee shall consider nominations and endorsements for District Vice President only from Boards located within that District or from members who hold primary membership in a Board within that District. The nominee shall stand for election only to the District Vice President position for the district in which he resides.

#### ARTICLE V – Other Committees

**§5.1 Standing and Special Committees.** The President, subject to the approval of the Executive Committee, shall appoint standing Committees, the members of which shall serve for one year, or until their successors are appointed and qualified.

The President, subject to the approval of the Executive Committee or the Board of Directors, shall appoint such other Committees as he deems advisable.

The President shall be an ex-officio member of all Committees.

**§5.2 Finance Committee.** There shall be a Finance Committee, the members of which shall take office on November 1 of each year. The members shall be the President, President-elect and Treasurer for the ensuing calendar year; the Chief Executive Officer; six REALTOR® members of the Association, who shall serve three-year terms on a staggered basis, with two such members to be appointed by the ensuing year’s Treasurer, with the

approval of the Board of Directors; and, one Member Board Executive Officer, who shall serve for a two-year term, with such Executive Officer being appointed by the ensuing year's President, with the approval of the Board of Directors. The immediate past Treasurer shall serve as Chairman of the Finance Committee. Vacancies on the committee because of the death, resignation or removal of a member shall be filled by the officer who made the original appointment to the vacated term, or in the event that a vacancy occurs in the position held by an Executive Officers, such vacancy shall be filled by the current President subject to Board of Director approval.

**§5.3 Scholarship Committee.** There shall be a Scholarship Committee appointed by the President. It shall be the duty of the Scholarship Committee, in conjunction with a Scholarship Committee from the Ohio State University, to interview applicants and/or review applications for Ohio Association of REALTORS® awards, and to make such awards to deserving applicants.

It shall be the duty of the members of the Scholarship Committee appointed by the President to investigate ways and means of raising funds for scholarship awards, and of broadening the scope of the scholarship program throughout the State of Ohio.

**§5.4 Strategic Planning Committee.** A Strategic Planning Committee shall be appointed yearly by the President, with the approval of the Executive Committee, consisting of a minimum of 12 members and not more than 25 members and a Chairman. The members of the Committee shall be appointed for staggered three-year terms. The Chairman is appointed on an annual basis by the President, with the approval of the Board of Directors. The Committee's purpose shall be to review the officially-approved strategic plan of the Association, recommending changes and procedures for implementation of the plan, through the Executive Committee to the Directors. The committee shall also strive to identify emerging issues and challenges affecting the real estate industry. It shall propose appropriate amendments to the Strategic Plan in response to such issues and challenges and recommend ways to communicate them to the members.

#### ARTICLE VI – Officers

**§6.1 Officers.** The elected officers of the Association shall be a President, President-elect, Treasurer, and a Vice President from each geographical district established by the Board of Directors (a "District"). The President, President-elect and Treasurer shall serve one-year terms, and the Vice Presidents shall serve two-year terms. The officers of the Association also shall include a Secretary, who shall be the Chief Executive Officer appointed as described in §3.4 of these regulations.

**§6.2 Election; Succession.** The Board of Directors at the annual convention shall elect a Treasurer whose one-year term shall commence on the first day of January following such election. The Treasurer shall automatically succeed to the office of President-elect at the conclusion of his term as Treasurer, or at such earlier time should a vacancy in the office of President-elect arise due to the death, resignation or inability of the President-elect to complete his term. In such event the Treasurer shall complete the unexpired term of President-elect and then automatically succeed to the office of President for a full one-year term. If the vacancy in the office of President-elect is due to the succession of the President-elect to President before the completion of his term as President-elect, then the Treasurer shall serve the remainder of the President-elect's term and then serve one full term as President-elect before becoming President.

The President-elect shall automatically succeed to the office of President on the first day of January following his term as President-elect, or at such earlier time should the President die, resign or otherwise become unable to serve. In the event that the President-elect assumes the office of President prior to completion of his one-year term as President-elect, he shall complete the unexpired term of President and thereafter serve as a full year term as President.

The Board of Directors at the annual convention shall elect one Vice President, where a vacancy is to be filled, for each District. Each such Vice President shall serve for a term of two years, or until a successor is elected and qualified. Vice Presidents in the even numbered Districts shall be elected to office in the even numbered years and from odd numbered Districts in odd numbered years. The term of office shall commence January 1 following the election of each Vice President.

**§6.3 Vacancies.** In the event a vacancy in one or more of the elective offices, after the provisions for succession in §6.2, above, have been applied, the Board of Directors, at a regular or special meeting called by the President,

shall elect a successor or successors to serve the remainder of the then unexpired term or terms. Provisions for automatic succession shall not apply to any successor elected in accordance with this section, but the office shall be deemed vacant at the next regular election.

**§6.4 Qualifications.** No current or past President shall be eligible for election to the office of President-elect or Treasurer, or re-election to the office of President. (Note: All other language in Article VI remains unchanged)

**§6.5 District Vice Presidents.** Each Vice President shall be assigned to the District in which he holds primary Board membership and it shall be his duty to visit the Member Boards in his District as often as may be necessary. He shall assist in the organization of new Boards and perform such other duties as may be assigned to him by the President or the Board of Directors. He shall attend all state meetings of the Association, its Executive Committee and Board of Directors unless excused by the President or the Chief Executive Officer.

**§6.6 Initial Officers.** The initial officers of the Corporation shall be the officers of the unincorporated association which was the predecessor of the Corporation. Such officers shall serve from the date of adoption of these regulations until their successors are elected and qualified.

#### ARTICLE VII – Suspension or Expulsion from Office

The question of suspending, expelling or removing any person from an elective or appointive office in the Association for breach of conduct, for the violation of these regulations, or for any other cause, shall be entirely under the jurisdiction and subject to the discretion of the Board of Directors, and such suspension, expulsion or removal shall be ordered only upon the affirmative vote of two-thirds of the members of the Board of Directors present at a regular meeting or at special meeting called for that purpose after 10 days written notice to each Director.

#### ARTICLE VIII – Sections

The Board of Directors may provide for the organization of sections.

Whenever 50 members petition in writing to the Board of Directors for the organization of a special section devoted to a particular aspect of the Real Estate profession not paralleled by an existing section, and where the petition is approved by two-thirds of the Directors voting on said petition, such section shall be organized as hereinafter provided. A section may be terminated by a two-thirds vote of the Directors voting on such issue.

Membership in a section shall be individual and the Board of Directors may, by a majority vote of those voting on the issue, provide for dues to be charged to the members of such section.

A section shall be governed in a manner approved by the Board of Directors.

No section shall adopt any policy, program or other course of action until approved by the Board of Directors of the Association.

#### ARTICLE IX – Annual Convention

An annual convention shall be held each year at a time and place to be selected by the Board of Directors. Wherever the words "annual meeting" and "annual convention" are used in these regulations they shall have the same meaning.

#### ARTICLE X – Charitable and Educational Fund

**§10.1 Establishment of Fund.** The Ohio REALTORS' Charitable and Education Fund established for and dedicated exclusively to the charitable and educational purposes of the Association and its predecessor, hereinafter referred to as the Fund, shall be maintained separate from all other funds of the Association, and shall maintain separate books and accounts. Income and principal of the Fund shall not be commingled with other funds of the Association which are held for other than charitable and educational purposes.

**§10.2 Authority of Fund.** Solely for the purpose of carrying out the charitable and educational purposes of the Association, the Fund is empowered to exercise all rights and powers conferred upon charitable organizations, including without limitation, to receive gifts, bequests and contributions, in any form and to use, apply, invest and reinvest the income

and principal there from or to distribute the same for the above purposes. The Fund shall include all property which from time to time may be transferred to said Fund, all property contributed to the Association for charitable and educational purposes, and all income from the foregoing property.

**§10.3 Authority of Scholarship Committee.** There shall be a Scholarship Committee, whose members shall be appointed by the President each year. The committee shall make recommendations of Scholarship recipients in the furtherance of the charitable and educational purposes of the Association. No member of the Scholarship Committee may participate in the decision to award a scholarship grant from the Fund to any applicant or candidate who is a lineal descendant, ancestor, brother or sister of such member. The Scholarship Committee shall provide the OAR Board of Directors with detailed reports indicating methods in which to raise funds.

**§10.4 Authority of Trustees.** The Fund shall be managed by and under the direction of three Charitable Fund Trustees. The Fund Trustees shall each be appointed by the President of the Association, each to serve for a staggered three-year term. The initial term of office of one Trustee shall expire on the last day of December, 1994, that of the second Trustee shall expire on the last day of December, 1995, and that of the third Trustee shall expire on the last day of December, 1996, and in all cases, until his successor is appointed or until his earlier resignation. In the appointment of Trustees, the President shall consider only past contributors to the Fund.

Subject to the authority granted to the Board of Directors of the Association elsewhere in this Code of Regulations, the Fund Trustees shall possess and exercise all power and authority with respect to the Fund, including final approval for the distribution of income and principal from the Fund, which distributions shall be for the furtherance of the charitable and educational purposes of the Association. No Trustee of the Fund may participate in the decision to award a scholarship grant from the Fund to any applicant or candidate who is a lineal descendant, ancestor, brother or sister of such Trustee. The Fund Trustees shall provide the OAR Board of Directors with detailed reports indicating the uses of the income and principal of the Fund and shall account for any unexpended funds. Such reports shall be submitted at least annually.

The Charitable Fund Trustees shall meet at least annually at times and places mutually determined by the Fund Trustees.

**§10.5 Use of Earnings.** No part of the net earnings of the Fund may inure to the benefit of or be distributable to any private individual, but the Fund shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the charitable and educational purposes of the Association. The Fund shall not carry on propaganda or otherwise attempt to influence legislation, and shall not participate or intervene in any political campaign, to such extent as would result in the loss of exemption under §501(c)(3) of the Internal Revenue Code. It is intended that the Fund shall have and continue to have the status of an organization which is exempt from federal income taxation under §501(c)(3) of the Internal Revenue Code of 1986, as amended, and which is other than a private foundation as defined in §509(a) of such code, and these procedures shall be construed accordingly and all powers and activities hereunder shall be limited accordingly.

**§10.6 Dissolution.** Upon dissolution of the Fund, the Board of Directors of the Association shall, after paying or making provision for the payment of all liabilities of the Fund, distribute all assets of the Fund exclusively for charitable and educational purposes.

#### **ARTICLE XI – Societies, Institutes, Councils and Affiliated Organizations**

**§11.1 Establishment.** For the purpose of affording those affiliated with the Association a greater opportunity for cooperation and discussion of administrative and business problems of the particular phases of the real estate profession in which they are individually interested, the Board of Directors may establish statewide affiliated organizations representing major fields of activity in the real estate profession.

**§11.2 Qualifications.** Such Ohio State Chapters of Societies, Institutes and Councils of the NAR must maintain good standing and operate in accordance with the requirements of their national affiliate of the NAR.

Other recognized statewide affiliated organizations may, with the approval of the Board of Directors, adopt and amend corporate charters, adopt and

amend bylaws, elect governing bodies and officers, prescribe qualifications for membership, and establish and collect dues.

**§11.3 Administrative Services.** The Association may provide such administrative services to such recognized Chapters and affiliated organizations as is feasible and practical with expenses incurred assessed to the appropriate Chapters and affiliated organizations.

**§11.4 Meetings.** Such Chapters and affiliated organizations shall meet during the state convention of the Association at such times and places as may be allotted by the Convention Committee. Such Chapter and affiliated organization meetings as may be held at or about the same time as the Inaugural Meetings of the Association shall be held concurrently with, and in the same city as, the Inaugural Meetings.

Each person holding membership in such Chapters or affiliated organizations in attendance at meetings during the state convention shall be subject to the convention regulations of the Association.

#### **ARTICLE XII – Endowments**

**§12.1 Establishment.** For the purpose of establishing a fund for continuing and perpetuating the purposes and activities of the Association, the members of Member Boards, or others, may give or devise sums of money, securities or real estate, to be held in trust for the Association.

**§12.2 Administration.** The President shall appoint, subject to the approval of the Board of Directors, three persons to be known as the Trustees of the Endowment Fund, to administer such trust in behalf of the Association, such trustees to be appointed when the first gift of endowment is made.

#### **ARTICLE XIII – Rules of Order**

Robert's Rules of Order, Latest Edition, shall be recognized as the authority governing all meetings and conventions, whether of the members, the Directors, or any committee or section, to the extent such Rules of Order do not conflict with these regulations.

#### **ARTICLE XIV – Code of Ethics**

**§14.1 National Code.** The Code of Ethics of the NAR is adopted as the Code of Ethics of the Association and shall be considered a part of its rules and regulations, and the Code of Ethics and the rules and regulations of the Association shall, in the future, be deemed to be amended and changed whenever said Code of Ethics is amended or changed by the NAR.

**§14.2 Allegation of ethical violations and controversies between REALTORS,** may be submitted to an ethics or arbitration panel at the State Association level under the following circumstances:

- a. Allegations of unethical conduct by a REALTOR®, who is directly a member of the Association and not a member of any Local Board.
- b. Allegations of unethical conduct by a REALTOR®, in the instance in which the Local Board, after exhausting all options to construct an impartial hearing panel, petitions the Association to conduct the hearing.
- c. Controversies between REALTORS®, who are directly members of the Association and are not members of any Board.
- d. Controversies between REALTOR®, members of the same board in which the Local Board, after exhausting all options to construct an impartial hearing panel, petitions the Association to conduct the hearing.
- e. Controversies between REALTORS®, who are directly members of the Association and REALTORS®, who are members of a Local Board. Professional Standards hearings and the organization and procedures thereto shall be governed by the Code of Ethics and Arbitration Manual of the Association, as from time-to-time amended, which by this reference is made a part of this Code of Regulations.

**§14.3 Public Announcements.** The release or announcement of any statement for public information, by an officer or Director of the Association, or any of its Member Boards, that is contrary to established policy of the Association, without prior consent of the Chief Executive Officer of the Association shall constitute a breach of ethics and may result in expulsion from membership.

This in no way shall be construed to deny an individual the right to express his personal views, so long as he does not imply that he is speaking for the Association.

## ARTICLE XV – Use of the Terms REALTOR, REALTORS

**§15.1 General Restriction.** Use of the terms REALTOR®, REALTORS® by members shall at all times be subject to the provisions of the Constitution and Bylaws of the NAR and to the rules and regulations prescribed by its Board of Directors. The Association otherwise shall have primary control of the use of the terms within those areas of Ohio not within the jurisdiction of a Member Board.

§15.2 An Individual Member of a firm, partnership, corporation or trust may use the terms REALTOR®, REALTORS® only if all of the principals of such firm, partnership, corporation or trust who are actively engaged in the real estate business are Individual Members.

An Individual Member of the Association shall not use the terms REALTOR®, REALTORS® in connection with a place of business located within the jurisdiction of a Member Board of which he is not a member without first obtaining the written permission of such Member Board to do so.

Institute Affiliate Members shall not be eligible to use the terms REALTOR®, REALTORS® or the imprint of the emblem seal of the NAR.

## ARTICLE XVI – Consideration for Services

The consideration for services rendered the Association by any and all members, Directors, or officers, or committees thereof, shall be the benefits derived from membership in the Association, and no compensation shall be paid to any member, Director, or officer (other than the Chief Executive Officer) for any services except as expressly provided in these regulations or in unusual circumstances by special approval of the Board of Directors.

## ARTICLE XVII – Indemnification and Insurance

**§17.1 Costs Incurred.** The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, officer, employee, or agent of the Association, or is or was serving at the request of the Association as a director, Director, officer, employee, or agent of another Corporation, domestic or foreign, nonprofit or for profit, partnership, joint venture, trust, or other enterprise, against expenses, including attorneys' fees, judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding provided that: (a) he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association; (b) with respect to any criminal action or proceeding, he had no reasonable cause to believe his conduct was unlawful; and (c) in any action or suit by or in the right of the Association, no indemnification shall be made with respect to any amounts paid in settlement or with respect to any claim, issue, or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the Court of Common Pleas or the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the Court of Common Pleas or such other court shall deem proper. The termination of any action, suit, or proceeding by judgment, order, settlement, or conviction, or upon a plea of nolo contendere or its equivalent, shall not of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal action or proceeding, he had reasonable cause to believe that his conduct was unlawful.

**§17.2 Indemnification Procedure.** Any indemnification under §17.1 shall be made by the Association only if and as authorized in the specific case upon a determination that indemnification of the Director, officer, employee, or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in §17.1. Such determination shall be made by one of the following methods: (a) by a majority vote of a quorum consisting of Directors of the Association who were not and are not parties to or threatened with any such action, suit, or proceeding; or (b) if such a quorum is not obtainable or if a majority vote of a quorum of disinterested Directors so directs, in a written opinion by independent legal counsel retained by the Association, other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the Association or any person to be indemnified within the past five years; or (c) by the members; or (d) by the Court of Common Pleas of Franklin County, Ohio, or the court in which such action, suit, or proceeding was brought.

**§17.3 Advance Payment of Costs.** Expenses, including attorneys' fees, incurred in defending any action, suit, or proceeding referred to in §17.1 may be paid by the Association in advance of the final disposition of such action, suit, or proceeding as authorized by the Directors in the specific case upon receipt of an undertaking by or on behalf of the Director, officer, employee, or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article.

**§17.4 Non-Exclusive.** The indemnification authorized in this Article shall not be deemed exclusive of any other rights to which persons seeking indemnification may be entitled under any agreement, vote of members or disinterested Directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office.

**§17.5 Insurance.** The Association may purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee, or agent of the Association, or is or was serving at the request of the Association as a director, Director, officer, employee, or agent of another Corporation, domestic or foreign, nonprofit or for profit, partnership, joint venture, trust, or other enterprise against any liability asserted against him and incurred by him in any such capacity or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under this Article or under Chapter 1702, Ohio Revised Code.

**§17.6 Survival.** The indemnification authorized in this Article shall continue as to a person who has ceased to be a Director, officer, employee, or agent.

**§17.7 Successors.** The indemnification authorized in this Article shall inure to the benefit of the heirs, executors, and administrators of any person entitled to indemnification under this Article.

## ARTICLE XVIII – Amendments

These regulations may be amended by a two-thirds vote of the member of the Board of Directors present at any meeting thereof, or by a two-thirds vote of all Directors by written mailed ballot permitted under §2.5 of these regulations; provided that a written notice of the proposed change shall have been sent to each Director at least 15 days prior to the date of such meeting or the deadline for return of such mailed ballots, as the case may be.

Amendments to this Code of Regulations affecting the admission or qualifications of REALTOR® Members, Associate Members, and Institute Affiliate Members, the use of the terms REALTOR®, REALTORS® or any alteration in the territorial jurisdiction of a Board shall become effective upon the approval of the Board of Directors of the National Association.

*NOTE: The Code of Regulations may be amended by the Directors from time-to-time, for updated copies contact the OAR. This version is as of August 2008.*