

BYLAWS OF THE

The Southwest Washington Chapter of The National Association of Residential Property Managers

ARTICLE I: NAME, PURPOSES, POWERS AND DEFINITION

Section A: Name: The name of this organization shall be "The Southwest Washington Chapter of the National Association of Residential Property Managers", hereinafter referred to as the Chapter.

Section B: Purpose:

The purposes for which the organization is established are to:

1. Establish a permanent trade association in the residential property management industry in Thurston, Lewis, Mason, Pacific and Greys Harbor Counties of Washington.
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.
5. To educate and promote legislative initiative in the State of Washington.

Section C: Powers:

The chapter may exercise all powers granted to it as a corporation in organized under the non-profit corporation laws of the State of Washington.

1. The Chapter shall be subject to all rules, regulations, ethics, standards and bylaws of the National Association of Residential Property Managers, Inc.
2. Chapter Bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereafter referred to as the National Association.

Section D: This chapter's geographical definition shall be: Thurston County, Lewis County Mason County, Pacific County and Greys Harbor County in Washington State.

ARTICLE II

Professional, Associate, Support Staff, Affiliate Member, Junior, Student, Academic and Honorary Members.

Section A: Professional Member:

Professional Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties

of a property manager. This member has completed a course of instruction cover the NARPM® Code of Ethics.

A Professional Member may also be an employee of a company, or employee of a property owner, or employee of an investor who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

Section B: Associate Member

An Associate Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulator licensing law regarding licensure in the performing the duties of a property manager. An Associate Member cannot hold the RMP® and/or MPM® designation, or hold elective office.

An Associate Member may also be an employee of a company, or employee of a property owner, or employee of an investor who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

Section C: Support Staff

A Support Staff Member shall be a person acting in the role of support in the office of a Professional Member and the Support Staff Member must not be actin in a capacity requiring licensure according to his/her state's regulatory licensing law.

Section D: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership, suspension of affiliate membership shall be identical to those specified for members, except that affiliate member are not eligible to vote. However, affiliate members can be a chairperson and can serve in advisory positions to the executive committee or chairpersons or committee members. An Affiliate Member does not vote or hold elective office.

Affiliate membership does not either directly or indirectly; imply an endorsement of the services or products provided by Affiliate Members.

The Chapter shall not recognize all NARPM® National Affiliate Members as Affiliate Members of this Chapter.

Section E: Honorary Member

Honorary Membership shall be bestowed upon individuals who are recommended by the chapter board of directors to the National Association Board of Directors, have rendered or continue to render distinguished service to the Chapter or the profession of the property management. Honorary Members shall pay no dues or

other assessments, and shall be eligible to participate in the usual activities of the association, except they shall be ineligible to vote, hold office or serve as a member of the executive committee.

Section F: Junior Member

Junior Member must meet all Professional Member qualifications. A Junior Membership is only available for new members between the ages of 18-25. A copy of a valid government issued ID must accompany the application. A Junior Membership is good for two years for the join date of application. Junior members receive all the benefits as Professional Members. Dues for these members will be set during budgeting process of the Chapter. A Junior member may vote and hold an elective office.

Section G: Student Member

Student Member must be enrolled in an undergraduate or graduate field of study. The Student Application and subsequent renewal dues must be accompanied with a copy of a valid student ID card and a class schedule from the college/university where they are enrolled. Students who hold an active real-estate license do not qualify and must hold a Professional Membership. Should a Student Member secure employment or work as an independent contractor for a company providing property management services, their Student Membership is terminated and the student will be offered at the appropriate Support Staff or Professional Membership. Members shall have the same benefits as a Support Staff Member with the following exceptions; they will not receive the Resident Resource Magazine but can obtain it through the website. These members may apply for, but not hold, a NARPM® designation. Dues for these members will be set during budgeting process of the Chapter. A Student Member does not vote or hold an elective office.

Section H: Academic Member

Academic Member is an instructor who provides classroom instruction for any real estate or property management course at an accredited college/university or Real Estate School. The instructor must provide a copy of the course title they teach, which must be real estate or property management related. The instructor may not be employed or be an independent contractor with any company providing property management services. The Academic Member application will state that all NARPM® materials are to be used for the sole use of classroom instruction and promoting NARPM® and must be signed. Members shall have the same benefits as support Staff Members with the following exceptions; they will not receive the Residential Resource Magazine but can obtain it through the website. The members may apply for, but not hold, a NARPM® designation. Dues for these members will be set during budgeting process of the Chapter. An Academic Member does not vote or hold an elective office.

Section I: Application by Professional, Associate, Support Staff, Junior, Student or Academic Members.

1. Acceptance into membership: An applicant for membership in a chapter shall first be a member of the national association. A member of the national association may be a member of more than one chapter as long as that member meets all requirements for each chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a Professional Member.
2. Vote: Voting member shall be eligible to vote in person at the annual meeting of the Chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves if any.

Article III: Suspension, Termination and Resignation of Membership

Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in chapter matters for a period of time designated by these or the National Association bylaws or were the National Association, for any one of the following reasons, authorizes such discretion.

1. Suspension of membership: Suspension of membership for reason state in the bylaws of the National Association.
2. By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

Section B: Termination of Membership

Membership shall be terminated for reason identified below. Upon termination a member shall lose all rights and interest in the Chapter and the National Association.

1. Resignation:
 - a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the South Puget Sound Chapter and the National Association, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
 - b. Affiliate Member may resign at any time by forwarding a letter stating such intent to the Chapter. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
2. Failure to Pay Obligations: Membership shall terminate automatically when a member fails to pay annual Chapter dues with 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.

3. Delinquency in Payments: Any member failing to pay sums due to the National Association with 30 calendar days of an invoice due date, shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.
4. By notification from the National Association to the Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism of for non-payments of national annual dues.

Section B: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1. Upon request, if such request is received during the calendar year during which a resignation occurred.
2. Upon request, provided that all financial indebtedness incurred has been paid and is current.
3. After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of the National Association.
4. Upon request though the normal application procedures, if the resignation occurred beyond the current fiscal year.

Article IV – Executive Committee/Board of Directors

Section A: Responsibilities

The Executive Committee/Board of Directors, hereinafter know as the Board, shall have responsibility for the management of the Chapter and shall exercise all rights and powers not expressly reserved by these Bylaws or the Bylaws of the National Association. Such management responsibilities shall include, but not be limited to:

1. Establishing and implementing an organization framework for the chapter.
2. Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of the National Association or their intent. Changes to the bylaws must be submitted to the board of directors of the National Association for approval.
3. Establishing annual chapter dues, application fees and special assessments.
4. Establishing new committees and dissolving existing committees.

Section B: The Executive Committee

All chapter executive committee members should faithfully attend all chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of five (5) offices as follows;

1. President: The president shall:
 - a. Be the chief executive officer of the chapters.
 - b. Preside over all meetings of the chapter.
 - c. Act as an alternate signatory for funds withdrawn from the chapter account(s).
 - d. Sign all legal documents.
 - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - f. Shall ensure the completion of all documentation required by the National Associations.
 - g. Serve a term of one year commencing with the beginning of the new calendar year.
 - h. Must be a Professional Member of the Chapter.
 - i. Must attend annual Board Leadership Training offered by the National Association of Residential Property Managers.
2. President-Elect: The president-elect shall:
 - a. Act as the signatory for funds to be withdrawn from the chapter accounts.
 - b. Fulfill the responsibilities of the president during his/her absence.
 - c. Replace the president at the end of the fiscal year.
 - d. Automatically accede to the presidency during a calendar year when the presidency becomes vacant.
 - e. Undertake other activities as deemed appropriate by the president.
 - f. Serve a term of one year commencing with the calendar year.
 - g. Must be a professional member of the Chapter.
 - h. President Elect: Must be back up for attendance at annual Board Leadership Training offered by the National Association of Residential Property Managers if the President is unable to attend.
3. Vice-President: The vice-president shall:
 - a. Act as the chapter's publications chairperson and as such notify all chapter members of upcoming meetings.
 - b. Coordinate speakers and lectures that are relevant to the residential industry for chapter meetings.
 - c. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - d. Serve a term of one year commencing with the beginning of the calendar year.
 - e. Must be a Professional Member or a Support Staff of a property management company of the Chapter.
4. Secretary: The secretary shall:
 - a. Maintain current chapter membership records to coincide with the National Association's membership database.
 - b. Record, maintain and distribute minutes of all regular and special meetings of the committee as appropriate.
 - c. File all federal, state and local reports as needed.

- d. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - e. Serve a term of one year commencing with the beginning of the calendar year.
 - f. Must be a Professional Member or a Support Staff of a property management company of the Chapter.
5. Treasurer: The treasurer shall:
- a. Be a signatory for all funds withdrawn from the Chapter account(s).
 - b. Distribute annual renewal notices for chapter dues and special assessments.
 - c. Deposit all funds into a federally insured financial institution.
 - d. Prepare a financial report for the committee upon request.
 - e. Prepare an end of fiscal year report for the National Association.
 - f. File tax and other financial reports with the appropriate government agencies.
 - g. Undertake responsibility for other such activities as deemed appropriate by the committee.
 - h. Serve a term of one year commencing with the beginning of the calendar year.
 - i. Must be a Professional Member or a Support Staff of a property management company of the Chapter.
 - j.
6. Past President
- a. Shall serve as Chairman of the Nominating Committee.
 - b. Undertake responsibilities as assigned by the President.
 - c. Serve a term of one year commencing with the beginning of the calendar year.

Article V – Eligibility, Nominations, Elections, Term and Vacancies

Section A: Eligibility

To be eligible to serve as Chapter Officer and individual shall be a member in good standing with both the Chapter and the National Association. Furthermore, the Chapter member must be willing to fulfill the duties of the office to which he/she is elected including those duties relating to the National Association.

Section B: Notification of Members

Chapter members shall be notified in writing via the Chapter Newsletter or by special mailing/emailing of the pending election and solicit nominations from the Chapter members at least thirty (30) days prior to the elections. Nominations shall be done in the two ways:

1. Write-in: Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the Professional Chapter Members.
2. In Person: Any member who is present during the electoral process can be nominated.

Section C: Elections

Elections shall be conducted no later than the September chapter meeting, or electronically no later than the month of September, if approved by the chapter executive committee, prior to the end of the calendar year.

1. Presiding Authority: The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to any other chapter member provided that member is not a nominee.
2. Nominating Committee – The immediate past president shall serve as a chair of the nominating committee and the President shall appoint the other two members of the committee. The recommendation of the Nominating Committee shall be approved by the Southwest Washington Chapter Executive Committee and be presented to the membership for final vote.
3. Uncontested Offices: The presiding authority shall identify those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.
4. Contested Offices: In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the Chapter meeting, or electronically if approved by the Chapter Executive Committee. The nominee receiving a simple majority shall be elected to the position.

Section D: Term

The term of office shall commence at the beginning of the Chapter's calendar year and conclude at the end of the calendar year.

Section E: Vacancy

An office shall be declared vacant when an officer:

1. Resigns that office through written notification to the President or the Secretary.
2. Is no longer eligible for membership in the Chapter or the National Association.
3. Is no longer capable of fulfilling duties of the office involved.

Section F: Filling a Vacated Office

In the event that the position of President is vacated, the Vice-President shall automatically fill that position. In the case of other officers, a vacated office shall be filled:

1. When: When more than (3) calendar months remain before the next elections at which the vacancy shall be filled.
2. Procedure: By an individual nominated and approved by the Executive Committee.

ARTICLE VI – Meetings, Locations and Majority Rule

Section A:

The Executive Committee shall meet with the same frequency as the chapter meetings, or at a time approved by the chapter executive committee.

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by regular letter mailed to each member of the committee.
2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established at the previous meeting shall constitute a waiver of notice of the next regular meeting of the committee.
3. Electronic Meetings: If approved by the Chapter Executive Committee, meetings may be held electronically or telephonically in order to conduct the business of the Chapter.

Section B: Location

All meetings of the Chapter shall be held within the geographic definition of the Chapter. All meetings of the Executive Committee shall be held within the geographic definition of the Chapter unless otherwise waived by all the members of the Executive Committee. The Executive Committee shall approve the annual meeting location of the Chapter.

Section C: Quorum

1. A Majority of the Executive Committee officers in attendance shall constitute a quorum.
2. Quorum: A quorum to conduct business by the members shall be 10% of the member eligible to vote at a regularly scheduled meeting. A chapter even can be held without a quorum, but no business can be conducted.

Section D: Simple Majority Vote

All actions and decisions of the Executive Committee shall be made official by a simple majority vote of the members present at any regular or special meeting of the committee, unless otherwise precluded by law.

ARTICLE VII –Committees

Section A: Appointment

Except as otherwise stated in these bylaws or the bylaws of the national association, the chairpersons shall be appointed by the president with the advice and consent of the executive committee.

Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these Bylaws or as may be assigned to them by the President. No sub-committee may take any action of behalf of or representative of the Chapter unless specifically authorized by the executive committee.

Section C: Creation and Dissolution

The President with the advice and consent of the Executive Committee shall have the authority to create and dissolve sub-committees according to the needs of the Chapter.

Membership Committee – The Membership Committee has the responsibility of Chapter membership development. The Committee shall:

1. Contact property managers who are not members, tell them about NARPM, invite them to attend a Chapter meeting.
2. Educate the membership about the purpose of the association.
3. Contact members who fail to renew membership yearly.
4. Prepare a budget and submit to the Treasurer by November of each year.

Publication Committee – The duty of the Publications Committee is to communicate regularly with the membership in an educational and inspirational manner, providing a channel for the objectives of the Chapter. The committee shall:

1. Present to the Board, for approval, recommendations for the newsletter policies, electronic media, format, methods of reproduction, circulation and cost.
2. Be responsible for all aspects of any publications and promotional activities.
3. Select activities of the Chapter to be reported in the Chapter newsletter.
4. Access the membership at large for needed publications.
5. Be responsible for updating and maintain the Chapter website.
6. Prepare a budget and submit to the Treasurer by November of each year.

Education Committee – The duty of the Education Committee of the Chapter shall be to provide training and education classes through courses conducted by qualified instructors. The committee shall:

1. Educate and train the Chapter members.
2. Develop and/or qualify instructors and recommend to the Board for approval.
3. Market with Publications Chari Board approved classes for good attendance.
4. Promote association designations whenever classes are offered.
5. Create a profit center through the education of Chapter members and other interested parties.
6. Assist President and Vice-President on speaker selection in regards to Chapter education.
7. Prepare a budget and submit to the Treasurer in November of each year.

Vendor Affiliate Committee – To provide an avenue and means to attract new Affiliate Members, retain existing Affiliate members, and maximize the exposure of each Affiliate member to the Chapter membership.

1. Continually interview and solicit a mix of vendors to cover all aspects of the maintenance and repair of resident properties. Qualify, obtain references, and submit application to the Board for approval.

2. Follow through with all vendor inquiries, sending promotional information and vendor application.
3. Encourage vendors to participate in education classes, local conferences, attend Chapter meetings and to promote their services.
4. Solicit informational articles for the vendors for publication in the South Puget Sound Chapter Newsletter and/or website.
5. Offer vendor advertising space on Chapter website.
6. Invoice vendors for renewal of membership each year.
7. Prepare a budget and submit to the Treasurer by November of each year.

ARTICLE VIII – Code of Ethics and Standards of Professionalism Acknowledgement and Enforcement.

As a condition of membership all Professional Members of NARPM® must complete a NARPM® Code of Ethics training once with a four year period, beginning January 1, 2012, and each four year period thereafter. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means as approved by the board of directors of NARPM® National.

Failure to satisfy this requirement will result in the Professional Members reverting to an association member until the course is completed.

Section A: Acknowledgment

A Chapter Charter is granted only upon the acknowledgment of the Chapter members shall:

1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for continuation of a Chapter Charter and individual membership.
2. Be Unopposed to Application: By receipt for the Chapter Charter, the chapter does hereby formally agree to not take any legal action(s) against the National Association, its officers(s), director(s), committee chairperson(s), committee member(s), or the Chapter, its officer(s), sub-committee chairperson(s), or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of the National Association taken for the purpose of enforcing the applicable Code of Ethics and Standards of Professionalism.

Section B: Enforcement

It is the duty of the President of the Chapter to report all violations to the National Association's Code of Ethics and Standards of Professionalism to the National Association's grievance committee.

ARTICLE IX – Financial Considerations

Section A: Fiscal Year

The Chapter's financial year shall be a calendar year.

Section B: Chapter Dues

A Chapter has the authorization to charge annual and pro-rated dues subject to approval by the National Association, as outlined below.

1. Payable: Dues for local chapters are payable no later than January 1st of each year.
2. Non-Payment of Dues: Failure to pay the annual Chapter dues with 60 days after the first day of the year shall result in automatic termination of Chapter membership unless there are extenuating circumstances.
3. Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the Board of Directors during the budgeting process.
4. Affiliate Dues: The amount of local Chapter dues for Affiliate dues shall be established annually by the Board of Directors during the budgeting process. The Chapter will charge dues to National Affiliate members.

Section C: Special Assessments

Special Assessments may be established by the Executive Committee and imposed upon its chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the Chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any calendar year.

Section D: Budget

The Treasurer, in conjunction with the Executive Committee, shall prepare an itemized budget of income and expenses for each calendar year. The budget shall not exceed the Chapter's ability to pay the same and shall be approved by the Southwest Chapter Executive Committee or Board of Directors.

Section E: Non-binding

The Chapter shall not have any authority to financially obligate or bind the National Association for any reason.

ARTICLE X – Procedure and Procedures for Amending Bylaws

Section A: Proposals

Amendments to these bylaws may be proposed by any Chapter member or Board of Director of the National Association at any time through a letter addressed to the Executive Committee and presented or mailed to the Secretary. Any proposal shall be studied by the entire Executive Committee or an officer of the Executive Committee or by a Sub-Committee created and/or assigned for that purpose as appointed by the President.

Section B: Procedure for Amending

Certification: We, the undersigned, do hereby certify:

That I am the duly elected President of the Southwest Washington Chapter of the National Association of Residential Property Managers and that the foregoing Bylaws of said Chapter as duly adopted at a meeting of the Executive Committee, thereof, held on the 28th day of June, 2016.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 28th day of June 2016.

 _____, President

That I am the duly elected Secretary of the Southwest Washington Chapter of the National Association of Residential Property Managers and that the foregoing Bylaws of said Chapter as duly adopted at a meeting of the Executive Committee, there of held on the 28th day of JUNE, 2016.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 28th day of JUNE 2016.

 _____, Secretary