

**TUSCARAWAS COUNTY
REAL ESTATE INVESTORS ASSOC.
P. O. BOX 483
NEW PHILADELPHIA OH 44663**

Revised: 01/2003

**TuscREIA
Constitution**

Constitution of the Tuscarawas County Real Estate Investors Association

Approved: 01/2003

ARTICLE I

NAME

SECTION 1: The name of the Association shall be the "Tuscarawas County Real Estate Investors Association" (TuscREIA).

ARTICLE II

TERRITORIAL JURISDICTION

SECTION 1: The Association shall operate for the benefit of its' members within the territorial boundaries of Tuscarawas County, State of Ohio, and surrounding counties.

ARTICLE III

OBJECTIVES

SECTION 1: The objective of the Association shall be as follows:

- (a) To associate and cooperate with real estate investors for the purpose of mutual advantage and education.
- (b) To secure cooperative action in advancing the common purpose of its members.
- (c) To operate as a 'not for profit' educational organization.
- (d) To offer information, guidelines and technical support. However, the organization and its officers will assume no responsibility for any misunderstanding or miscommunication and urges all its members to seek legal consultation should the need arise.

ARTICLE IV

OBJECTIVES OF THE ASSOCIATION

SECTION 1: The Association shall attempt to keep its members informed on all matters pertaining to the Real Estate Industry, both local and national.

ARTICLE V

BY-LAWS

SECTION 1: These By-Laws shall be supplemented by whatever revisions are deemed necessary and appropriate by the Advisory Board in order to insure that the Association is operated effectively and efficiently for the purpose of mutual advantage and cooperation of its members.

ARTICLE VI

AMENDMENTS

SECTION 1: These By-Laws may be adopted or amended by a two-thirds (2/3) majority vote of the members in attendance at any Advisory Board Meeting**. Any proposed changes shall be published in the newsletter preceding the next scheduled meeting.

**A quorum will consist of two (2) Officers & four (4) Advisory Board Members.

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TuscREIA By-Laws

By-Laws of the Tuscarawas County Real Estate Investors Association

Approved: 01/2003

ARTICLE I

MEMBERSHIP

SECTION 1: Prerequisites for membership in the association shall be as follows:

- a. Active membership shall be open to any Real Estate Investor or Business providing services to the Real Estate Industry, subject to the approval of the Advisory Board.
- b. Active membership shall be open to Property Managers, if they are providing services to paid members within the Association.

SECTION 2: Application for membership in the association shall be made to the Advisory Board and processed in the following manner:

- a. Applicant must complete entire application and return to Advisory Board along with a check for the annual membership fee. Advisory Board will determine eligibility within two (2) weeks. **Membership fees will be established on an annual basis by the quorum of two (2) Officers & four (4) Advisory Board Members.
- b. Advisory Board reserves the right to accept or reject any application or renewal on the basis of applicants units being 'safe, sound and secure' and able to pass local housing codes, if applicable.
- c. Any prospective member may attend one (1) General Meeting prior to applying for membership.

SECTION 3: Suspension and Termination in the association shall be accomplished in the following manner:

- a. Any member whose dues are not paid in full within thirty (30) days after they become payable shall automatically be suspended from the association. All dues are due January 1st of each year. If fee is not paid by January 1st, you will be considered a new member and may be subject to New Members Fees.
- b. Suspension or Expulsion from the association may result if two-thirds (2/3) majority vote of the Advisory Board deem a member's actions detrimental to the organization.
- c. Suspension or Expulsion from the association may result if two-thirds (2/3) majority vote of the Advisory Board deem a members units are in violation of the "Code of Standards" adopted by the Association.

- SECTION 4: Meeting of the members of the association shall be held as follows:
- a. Regular Meetings: Regular Meeting of the members shall be determined by the Advisory Board annually for the following year.
 - b. Special Meetings: Special Meetings of all members may be called at any time by the President or the Advisory Board.
 - c. Notice specifying the date, hour and place for each of the afore mentioned meetings shall be given in writing to each member, as appropriate, at least five (5) days prior to the scheduled date for each meeting.

ARTICLE II

FISCAL YEAR

SECTION 1: The fiscal year of the association shall be the calendar year.

ARTICLE III

DUES

SECTION 1: Annual membership dues will be established by a two-thirds (2/3) majority vote of the Advisory Board and Officers. Dues shall be established NO LATER than October 31st for the following year. A schedule of the Membership Fees will be noted on the TuscREIA MEMBERSHIP APPLICATION FORM.

ARTICLE IV

ELECTIONS

SECTION 1: Election of officers for the association shall be held annually.

SECTION 2: The Advisory Board shall consist of four (4) elected officers and six (6) volunteer members at large.

SECTION 3: In the case of officers for the association, the nominating committee shall:

- a. Consist of three (3) members.
- b. Prepare and present to the general membership, at the last regular annual meeting, a list of nominees for the forthcoming calendar year.

SECTION 4: Additional nominations may be made from the floor.

SECTION 5: When nominations are closed, all members present shall vote.

ARTICLE V

ADVISORY BOARD

SECTION 1: Meetings of the Advisory Board of the association shall be held as follows:

- a. Notice specifying the date, hour, and place of all Advisory Board meetings shall be determined by the president.

SECTION 2: The Advisory Board shall have the control and management of the business, funds, and property of this association. It may adopt By-Laws as provided for in the Constitution of the Association. It may promulgate and enforce rules governing the use of the property and privileges of the association and the amount of dues and assessments to be charged to each member.

ARTICLE VI

OFFICERS

SECTION 1: The following officers of the association shall be elected annually by the general membership. Their duties and responsibilities are as follows:

- a. **PRESIDENT:** The President shall preside at the general meetings of the association and the Advisory Board. He/she shall be the official spokesperson for the association in matters of public policy. He/she shall appoint and be an ex-officio member of all committees, and perform all other duties to said office.
- b. **VICE-PRESIDENT:** The Vice-President shall, in the absence of the President or upon his/her direction, perform all of the duties of the President and shall serve as a member of the Advisory Board.
- c. **SECRETARY:** The Secretary shall be responsible for keeping record of all of the official proceedings of the association and its Advisory Board and shall serve as a member of the Advisory Board.
- d. **TREASURER:** The Treasurer shall be responsible for an accounting of all monies due, collected and/or disbursed by the association and shall render a statement at each general meeting and shall serve as a member of the Advisory Board.

SECTION 2: Officers of the association shall serve for a term of one (1) year commencing on January 1st through December 31st or continue until their successors have been duly elected. Any member may be re-elected for the same office, provided his/her term of office does not exceed two (2) consecutive years.

SECTION 3: Out-going Officers will be appointed to the Advisory Board unless elected to another office.

ARTICLE VII

VOTING

SECTION 1: The voting privilege shall be limited as follows:

- a. At meetings of the membership, only active members in good standing shall have the right to vote. Firms, corporations and partnerships holding a membership shall be entitled to only one (1) vote per household/business to be cast by their dully designated representative.
- b. Vendors and Business Members shall be excluded from the voting process.
- c. At meetings of the Advisory Board, only members of the board shall have the right to a vote.

SECTION 2: A majority vote on any measure will be determined as follows:

- a. Two-thirds (2/3) vote of the majority present at any meeting of the membership shall constitute a majority vote.

ARTICLE VIII

COMMITTEES

Section 1: There shall be the following committees of the association:

- a. The Nominating Committee shall consist of three (3) volunteer members approved by the president.
- b. Other committees shall be formed on an 'as needed' basis.

ARTICLE IX

RULES OF PROCEDURE

Section 1: Robert's Rules of Order shall govern the procedures of all meetings of the association, unless inconsistent with the Articles, By-Laws, Constitution or Regulations of the association.

ARTICLE X

AMENDMENTS

SECTION 1: These By-Laws may be amended by a two-thirds (2/3) majority vote of the members of the association present at a general meeting. A copy of the proposed action shall be mailed to each member prior to that meeting.

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TuscREIA Code of Standards

Code of Standards of the Tuscarawas County Real Estate Investors Association

Approved: 01/2003

The Tuscarawas Real Estate Investors Association, in recognition of the need for 'Fair and Equitable' housing standards, hereby sets forth the following basic housing standards which should be applicable only to rental properties, but also to owner-occupied dwellings as well. These standards should apply to tenants as well as investors.

****ALL HABITABLE STRUCTURES** should be maintained in good functional repair. This includes, but is not necessarily limited to; electric, service, heating systems, plumbing systems, and overall structural integrity.

****ALL STRUCTURAL PARTS** of each property should be maintained in a good and safe state of repair. This includes, but is not necessarily limited to; outside stairways, porches, sidewalks, etc.

****CARE** should be taken to maintain a neat exterior appearance. This should include, but is not necessarily limited to; cutting of grass when appropriate, keeping trash and litter picked up, etc.

****THE OFFICERS OF THE ASSOCIATION** consisting of President, Vice-President, Secretary and Treasurer would act as a committee to be called upon to investigate the non-compliance of the above "Code of Standards". If, in fact, the officers find any member of the association is not abiding by this 'Cod of Standards', these officers will recommend any needed course of action.

****MEMBERS ARE NOT** permitted to give or pass out membership forms or other information provided by the association to non-members. Members found to have given or shared information provided to its members will be put on review by the officers.

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