

Austin Luxury Network

Organization By-Laws

Adopted January 7, 2019
Revised February 2, 2019

Article I - Organization Name

The name of this organization shall be Austin Luxury Network, also known as ALN.

Article II - Organization Purpose

The purpose of Austin Luxury Network is to provide a platform for members to a.) market luxury properties that are not listed on the Multiple Listing Service either for sale or lease and b.) network luxury buyer needs.

Article III - Membership: Requirements

1. Active real estate salesperson or broker license in the state of Texas
2. Active membership in good standing with Austin Board of Realtors
3. Completion of current year's membership application
4. Payment of current year's dues

Article IV - Membership: Dues and Terms

1. Membership dues are \$300 for the term
2. Membership term shall run from January 1st to December 31st of each year
3. Dues shall not be prorated or refunded for any reason

Article V - Membership: Benefits, Website

1. Each member and one designated, assistant shall have access to the Austin Luxury Network website. **The information contained in the official Austin Luxury Network website is believed to be reliable. While every effort is made to assure that the information is accurate, the owner(s) of this site and Austin Luxury Network disclaim any implied warranty or representation about its accuracy, completeness or current state for any particular purpose. This includes but is not limited to, information provided by any third party which is accessed through this site via a hyperlink.**
2. The website provides a platform for members to post listings. The listings must comply with the following requirements:
 - a. Signed listing agreement in place with member as listing agent
 - b. Property shall not be currently listed as active, pending taking back-ups or pending in the Austin Multiple Listing Service
 - c. List price for a property for sale shall be \$1,000,000 or above
 - d. List price for a property for lease shall be \$5,000 / month or above
 - e. Accurate status of the property shall be maintained by the listing agent and any changes in status shall be made to the website within 48 hours. Failure to do so may result in fines (see Article VIII)
 - f. Prior to listing property in MLS, property shall be removed from the Austin Luxury Network by the listing agent. Failure to do so may result in fines (see Article VIII)

3. The website provides a platform for members to post to a message board. The purpose of this message board is for the posting of buyer needs and other real estate related needs and notices such as open houses. The same criteria used for listings shall apply to the message board, needs shall be \$1,000,000 and above for sales and \$5,000 per month and above for leases. Any other real estate notices shall pertain to non-MLS properties only. Failure to use the message board correctly shall result in removal of post and may result in fines (see Article VIII)
4. A two-step authentication process will be implemented for the website in 2019 in an effort to ensure that the confidentiality of the website is maintained. Strict adherence to the access policy is required. Any member found violating this policy by sharing his/her log-in credentials shall be subject to termination of membership (see Article VIII)
5. Information posted to the website is the property of the listing agent and is for members limited use only. This information, including photographs, may not be reproduced or mass distributed by any person **other than the listing agent**. This includes, but is not limited to, posting to other websites, blogs or social media platforms. This is not intended however, to preclude a member from sharing information with a client who may fit the needs of a listing or message board posting on the site. It is also not intended to preclude the listing agent and broker of the property from marketing the property as he/she desires. Any member found in violation of this policy shall be subject to termination of membership. If information appears on a brokerage website or social media platform, all members of that brokerage shall be subject to termination of membership (see Article VIII).

Article VI - Membership: Benefits, Tours, Open Houses and Meetings

1. Attendance at tours, open houses and meetings is not mandatory, however only members and one designated assistant are allowed to attend. Clients and guests are strictly prohibited.
2. ALN TOUR is held on the first Thursday of each month starting at 9:30am at rotating locations known as the "Host House". Properties on the tour are required to be held open by the listing agent or other designee until 12:00pm.
3. Process for signing up for property tour is as follows:
 - a. Properties are submitted for participation in the tour via the website
 - b. Properties are placed on the tour on a first come, first serve basis
 - c. Properties must be for sale with a list price \$1,500,000 or above, not listed in Austin MLS and may not have participated in the ALN tour during the previous 12 months.
 - d. Selection of the "Host House" shall be at the sole discretion of the Administrator.
 - e. Lease properties are not eligible for tour.
 - f. ALN TOUR is limited to 8 properties.
4. ALN OPEN HOUSE is held on the third Thursday of each month. Properties participating in the open house are required to be held open by the listing agent or other designee from 10am - 12pm.
5. Process for signing up for ALN OPEN HOUSE is as follows:
 - a. Properties are submitted for participation in the open house via the website
 - b. Properties must be for sale with a list price of \$1,000,000 or above, not listed in Austin ALN and may not have participated in an ALN TOUR or OPEN HOUSE during the previous 12 months.
 - c. There will be no meeting at for the open house, a list of properties that will be open will be emailed to all members and will appear on the website.
 - d. ALN OPEN HOUSE has no maximum property participation.
6. **Photography / video recording at properties on the tour and open houses, as well as posting to social media platforms, is strictly prohibited without the express permission of the listing agent.**
7. Regular monthly meetings shall be held at the beginning of the First Thursday property tour. These meetings are an open forum for members to share upcoming listings and buyer needs that meet the

criteria of the organization (not in MLS, over \$1,500,000 for sale and over \$5,000 / month for lease). Notes are taken during these meetings by an Administrator of ALN and are distributed to the membership via email.

8. ALN shall also host a Special Meeting two times per year (dates to be determined) with speakers for members. The goal of these Special Meetings is to provide information that is pertinent to residential real estate in Austin.

Article VII - Membership: Rules

1. Absolutely no sharing of website login credentials is permitted for any reason.
2. Guests are not permitted at ALN tours or meetings
3. Status and information pertaining to listings posted on the website shall be kept updated at all times.
4. Member(s) shall advise ALN Administrator of any changes in sponsoring broker and/or contact information in a timely manner.
5. Member(s) shall conduct him/herself in a respectable manner during all tours, meetings and/or special events.
6. Member(s) shall be responsible for any/all damages caused by him/herself to any property on an ALN tour or hosting an ALN meeting or event. Repayment or restoration must transpire within 30 days.

Article VIII - Membership: Violations, Fines, Termination

1. In the event member violates the requirements for listings posted to website, one written warning shall be provided via email by Administrator. After that, any further violations during that calendar year shall result in a \$100 fine per offense. If fine is not paid within 7 business days, website access and membership shall be suspended until payment is made.
2. Unauthorized sharing of website login credentials shall be grounds for immediate termination. Depending on the severity of the violation, the entire brokerage may be subject to termination of membership in Austin Luxury Network.
3. Unauthorized dissemination and/or posting of information from the website shall be grounds for immediate termination. Depending on the severity of the violation, the entire brokerage may be subject to termination of membership in Austin Luxury Network.
4. Violation of any of the rules in Article VII may result in immediate termination of membership.
5. A complaint against any member alleging an infraction of the ALN Rules and/or Bylaws shall be submitted in writing to ALN Advisory Board. Upon hearing from the accused, a decision on what action shall be taken shall be made within 10 business days.
6. In the event of membership termination, the member shall not be entitled to any refund of dues paid, any listings currently posted on the website shall be immediately removed by ALN administrator, his/her website access shall be immediately terminated and he/she shall not be allowed to participate in property tours or any other member functions.

Article IX - Expenditures

1. All expenses related to the operation of the organization, including but not limited to website maintenance, tour coordination, tour breakfast and Special Meetings, shall be the responsibility of Austin Luxury Network.
2. Expenses incurred by members for the promotion of a listing at tour, including but not limited to printed brochures, additional food, shall be at the sole discretion of and the responsibility of the member.

Article X - Amendment

These Bylaws may be amended at any time at the sole discretion of the Administrator. If changes are made to the Bylaws, such changes shall be provided in writing, via electronic mail, to all members no fewer than 14 days prior to the effective date of the changes.

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