

AMENDMENTS TO RULES AND REGULATIONS

A NEW RULE AND REGULATION TO AMEND THE RULES AND REGULATIONS OF THE MOUNT GRETNA CAMPMEETING ASSOCIATION BY ADDING A NEW PARAGRAPH 20 TO ESTABLISH AND REGULATE ALL RESIDENTIAL RENTALS WITHIN THE CAMPMEETING GROUNDS.

The Board of Managers, having observed that the number of residential rentals in the Campmeeting has been increasing in recent years while the number of permanent residences has been declining, desires to maintain a proper balance of residential dwelling unit types and therefore deems it to be in the best interest to further provide for maintaining a proper, desirable and permanent residential community pursuant to Statements within the Charter and By-Laws of the Association for structures within the Campmeeting Grounds, to preserve the residential setting unique to The Campmeeting and to preserve the peacefulness and beauty of The Campmeeting; to provide owners who rent their residential units with a defined rental process including definitions, application process, guidelines for renting, and associated penalties for failure to comply with said Rules;

WHEREAS, the Board of Managers has determined to prepare Rules and Regulations to regulate residential rental dwelling units in such a way as to preserve the unique character of The Campmeeting.

RULES AND REGULATIONS

SECTION 1 – The following are definitions to apply to this section of the Rules & Regulations:

CAMPMEETING ASSOCIATION AUTHORIZED REPRESENTATIVE – A sworn or non-sworn person and any assistant or deputy thereof authorized by the Board of Managers with duties to issue, deny and revoke residential rental permits; and serve notice of a violation of any provision of the Campmeeting Rules & Regulations.

RESPONSIBLE AGENT OR CONTACT PERSON – A person retained by an owner to be responsible for a residential rental dwelling unit within the Campmeeting and who is authorized by the owner as the agent of the owner for performing the duties and obligations of the owner in her/his absence.

OWNER – The person or entity who holds record title and/or equitable owner under an agreement of sale of a property in the Campmeeting upon which a residential dwelling unit is erected or maintained. The term is also applied to partnerships and associations and shall mean each general partner and as it is applied to corporations, the officers thereof, and as applied to limited liability companies, the members and any responsible agents or contact persons thereof.

RESIDENTIAL DWELLING UNIT – A residential living area for one household that is used for living and sleeping and includes its own cooking facilities and bathroom.

RESIDENTIAL RENTAL PERMIT – A document issued by The Campmeeting Association Authorized Representative to the owner of a residential dwelling unit certifying the

unit as permitted for being rented. Such permit is required for lawful rental and occupancy of residential rental units.

SHORT TERM RENTALS – Any residential dwelling unit owned or managed by a person, firm, or corporation, which is rented or leased for periods of less than 30 consecutive days to the same individuals. The definition applies whether the owner lives there most of the calendar year but rents out the residential dwelling unit for the rest of the year as defined herein, whether the owner does not live there but rents it, or whether the owner rents 1 or more rooms on a short term basis. This does not include any residential dwelling unit owned or managed by a person, firm or corporation which is made available for occupancy for any period of time for which no rental income is collected.

LONG TERM RENTALS – Any residential dwelling unit owned or managed by a person, firm or corporation in which the owner rents the residential dwelling unit for periods of 30 consecutive days or more, a year to the same individuals.

RENTAL CAP – The allowed number of residential rental permits (as determined by the Board of Managers in accordance with Section X herein) that may be permitted in The Campmeeting. The rental cap limits the number of residential dwelling units that may be issued a residential rental permit.

SECTION II – OWNERS STATEMENT AND RENTAL PERMIT

1. All owners of residential dwelling units in The Campmeeting are required to submit annually on or before April 1 a statement of the owners' use of the property as a Short Term Rental, Long Term Rental, Primary Residence, and/or Secondary Residence on forms to be provided by the Board of Managers with the annual assessment.
2. All owners shall notify the Campmeeting Association of changes in the use of the residential dwelling unit within ten (10) days of the change in use.
3. No owner shall rent or lease to another person for occupancy any residential dwelling unit unless said owner shall first apply for and obtain annually a residential rental permit issued by the Board of Managers, in accordance with Sections IV and X herein as applicable, and it shall be unlawful for any person to conduct or operate or cause to be rented, either as owner, responsible agent or contact person, any residential dwelling unit within The Campmeeting without having a residential rental permit.

SECTION III – PERMIT AND FEES

1. Any owner seeking to rent or lease a residential dwelling unit on a short term or long term basis shall obtain a residential rental permit from the Campmeeting Association at a cost to be determined by the Board of Managers. As of the passage of these Rules & Regulations, the fee for obtaining a permit is \$75. The Board of Managers will annually review the amount of the fee for obtaining a residential rental permit and may adjust the fee schedule accordingly by resolution adopted by the Board of Managers.

2. The residential rental permit shall contain the address of the residential rental dwelling unit; a telephone number where the owner of the unit, the responsible agent or contact person may be reached on a 24-hour basis; and the permit date range and number.

SECTION IV – DUTIES OF OWNERS, RESPONSIBLE AGENTS OR CONTACT PERSONS – It shall be the duty of all owners seeking to rent or lease their residential dwelling units to:

1. Annually designate a responsible agent or contact person and to provide the name, mailing address, email and telephone number of the owner as well as the designated responsible agent or contact person for the purpose of contact by the Campmeeting Association. The owner is responsible to notify The Campmeeting of any changes to any of this information within 10 days of any change;
2. Obtain and maintain a valid and current residential rental permit for each residential dwelling unit;
3. Conspicuously post the rental permit on the front of the outside structure of the residential dwelling unit at those times that the unit is rented, so that the information can be read from the street;
4. Correct any violations related to the use and occupancy of a residential rental dwelling unit within the time frame cited by the Board of Managers;
5. Instruct tenants of the method of trash and recyclable collection and ensure trash and recyclable collection and disposal receptacles are provided for;
6. Provide each tenant with a copy of the Guidelines for Visitors, Guests and Renters; and
7. Annually apply and pay the fee for a residential rental permit between September 1 and November 1 of each calendar year. Such permit shall be valid from January 1 to December 31 of the following year. Failure to do so by the application deadline will result in the denial of the residential rental permit to rent the residential dwelling unit. Residential rental permits will not be granted to owners of residential dwelling units who apply if those owners have unpaid and/or delinquent fines and/or assessment fees.

SECTION V – DESIGNATION OF RESPONSIBLE AGENT OR CONTACT PERSON

Owners shall identify, on the residential rental permit application, an individual who is able to respond by telephone or arrive at the residential dwelling unit in a timely manner in the event of an identified problem from the Campmeeting board president or authorized representative.

1. The responsible agent or contact person shall be the agent of the owner designated for performing obligations of the owner under the Campmeeting Association Rules & Regulations;

2. The failure to designate a responsible agent or contact person shall result in the revocation or denial of a residential rental permit.

SECTION VI - DUTIES OF TENANTS AND OCCUPANTS:

Each tenant and occupant of a residential rental unit shall have the following duties:

1. Comply with all obligations under the Campmeeting Association Rules and Regulations and all applicable codes and West Cornwall Township ordinances;
2. Conduct themselves in a manner that will not disturb the peaceful enjoyment of the premises by others and will not disturb the enjoyment of adjacent or nearby dwellings by people occupying the same; and
3. Not engage in nor tolerate nor permit others on the premises of a residential rental unit to engage in any conduct declared illegal under the Pennsylvania Crimes Code.

SECTION VII - SALE OR TRANSFER OF RESIDENTIAL DWELLING UNIT:

1. A Residential Rental Permit shall not be transferable. Upon the sale or transfer of a residential rental dwelling unit, the new owner may apply to the Board Of Managers, for a new residential rental permit for that residential rental dwelling unit. Exception: if a residential rental dwelling unit is sold, gifted or transferred by inheritance by an owner to a member of the owner's family, the rental permit is transferrable to that new owner upon request.
2. All owners of any real estate containing any residential rental dwelling unit or units which are in non-compliance with the provisions of these rules and regulations and who desire to sell the parcel or transfer the parcel of real estate shall notify the purchasers in writing, prior to the sale of said parcel, that the parcel of real estate is in non-compliance with the terms and conditions of the Campmeeting Association Rules and Regulations.

SECTION VIII - APPEALS:

1. Any owner who receives a Notice of Violation relating to conduct occurring at their residential rental dwelling unit or receives a notice of denial or revocation of residential rental permit or any person aggrieved by any decision of the Board of Managers relating to the issuance of a Notice of Violation and/or notice of the issuance of denial or revocation of a residential rental permit may appeal to the Campmeeting Association Board of Managers in accordance with the procedure in section D of the Campmeeting rules and regulations.
2. All appeals shall be made in writing stating the grounds upon which the appeal is based and shall be transmitted to the Campmeeting Association office. An appeal must be made within 15 days of the receipt of the written notice of any Notice of Violation or notice of denial or revocation of a residential rental permit.

SECTION IX - VIOLATION AND PENALTIES:

1. If any owner of a residential rental dwelling unit, or his responsible agent, contact person or tenant, violates any of the provisions of the Campmeeting Association Rules & Regulations, the owner shall be subject to fines as established in the Rules & Regulations.
2. Any fines levied under this Section shall become liens against the real property subject to the lease.

SECTION X – NUMBER OF RENTAL PERMITS PERMITTED:

1. Any owner who is renting a residential dwelling unit at the time this rule takes effect or who indicated on the Property Transfer form signed before this rule's effective date that the residential dwelling unit would be used as a rental unit, who complies with the requirements of the application for a residential rental permit, and who applies and pays the fee for a residential rental permit within 60 days following the effective date of this rule shall receive a residential rental permit which shall be valid until December 31, 2019. Such residential rental permits shall be renewed automatically as long as the residential rental dwelling unit is being rented and the owner annually applies and pays for a residential rental permit and is in compliance with the Campmeeting Rules & Regulations.
2. Any owner who does not meet the criteria in Section X,1 and who applies for a permit in 2019 within 60 days of the effective date of this rule shall be subject to the rental cap (Section X,3).
3. The maximum number of residential rental permits issued for 2019 shall be thirty (30) percent of the total number of residential dwelling units in The Campmeeting or 72 rental permits.
4. If rental permit applications are received for fewer than that number (72), that lower number shall become the new cap for rental permits in the next year. If applications for rental permits exceed that rental cap (72), preference shall be given to long-term rentals and existing residential rental dwelling units with permits.
5. The number of residential rental permits approved will establish a baseline for determining a future rental cap (as defined previously in #3 and #4 above). The goal is that the cap on the number of rental permits issued eventually shall not exceed twenty-five (25) percent of the total number of residential dwelling units or 60 rental permits.
6. The Board of Managers must annually review the number of residential rental permits issued and use that number to determine what action if any should be taken to re-establish a cap on rentals.
7. In the case of hardship, such as job loss, job relocation and military deployment, an owner may apply for a rental permit, even if such rental may result in the rental cap being exceeded. Such a request, explaining the nature and cause of the hardship, shall be presented to a hardship review subcommittee which may recommend to the Board of Managers the approval of a special rental permit for one year. In the event that the

hardship continues beyond one year, the owner is eligible to apply for a residential rental permit for a subsequent year.

SECTION XI – CONFLICT WITH OTHER RULES AND REGULATIONS:

The provisions in these Rules & Regulations shall supersede any other of the rules and regulations of the Campmeeting Association which are inconsistent herewith.

SECTION XII – SEVERABILITY

If any section or part of these Rules & Regulations is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or part of these rules and regulations. It is hereby declared as the intent of the Board of Managers that these Rules & Regulations would have been adopted at such unconstitutional, legal or invalid sentence, clause, section or part thereof, not been included herein.

EFFECTIVE DATE: May 21st, 2019

These amended Rules & Regulations shall become effective thirty (30) days following the adoption of the same by the Board of Managers.