

*Paragraph 20 Section IV of the Rules and Regulations of the Mt. Gretna Campmeeting Association is hereby amended, by adding language to Section IV. 3, as follows:*

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:

...

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, EXCEPT THAT OWNERS OF RENTALS OF ONE YEAR OR MORE DURATION DO NOT HAVE TO POST THE PERMIT;

...

*Paragraph 20 Section X of the Rules and Regulations of Mt. Gretna Campmeeting Association is hereby amended by adding language to Section X as follows:*

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 (JUNE 20, 2019) 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 IN ACCORDANCE WITH SECTION IV,7 and pays THE FEE for the residential rental permit and is in compliance with the Campmeeting Rules & Regulations. AN OWNER WHO MET THE CRITERIA IN THIS SUBSECTION AND WHO IN A SUBSEQUENT CALENDAR YEAR DOES NOT RENT BECAUSE THE RESIDENTIAL DWELLING UNIT IS BEING REPAIRED OR RENOVATED WILL STILL BE ELIGIBLE FOR AUTOMATIC RENEWAL PROVIDED THAT THE OWNER APPLIES AND PAYS THE FEE FOR A RESIDENTIAL RENTAL PERMIT AND MEETS ALL OTHER REQUIREMENTS FOR PERMIT APPROVAL.

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 OR WHO APPLIES FOR A RENTAL PERMIT IN SUBSEQUENT YEARS IN ACCORDANCE WITH THIS SECTION AND SECTION IV,7 shall be subject to the rental cap (~~Section X,3~~) IN THIS SECTION.

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) IN 2019, 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) IN 2019, preference shall be given FIRST to long-term rentals and THEN 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 SAME PROCEDURE AND PREFERENCES OUTLINED ABOVE SHALL APPLY TO THE ISSUANCE OF RENTAL PERMITS IN EACH SUBSEQUENT YEAR. 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. IF THE ANNUAL CAP FOR RENTAL PERMITS IS GREATER THAN THE NUMBER OF RENTAL PERMITS ISSUED FOR ANY GIVEN YEAR, THEN ADDITIONAL RENTAL PERMITS MAY BE AVAILABLE TO OWNERS OF RESIDENTIAL DWELLING UNITS OUTSIDE OF THE ANNUAL APPLICATION PERIOD SET FORTH IN SECTION IV,7 (SEPTEMBER 1 THROUGH NOVEMBER 1) ON A FIRST-COME FIRST-SERVED BASIS UNTIL THE CAP FOR PERMITS IS MET. APPLICANTS MUST MEET ALL OTHER REQUIREMENTS FOR PERMIT APPROVAL.

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.