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MOUNT GRETNA CAMPMEETING ASSOCIATION, INC.

RULES AND REGULATIONS

Revised: February 20, 2024

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INTRODUCTION

The Charter of the Campmeeting Association – Section 3, paragraph 1, reads:

“This Association shall have power to engage in and to do any lawful act concerning any or all lawful business for which non-profit corporations may be incorporated under the laws of the Commonwealth of Pennsylvania, including (but not limited to) the providing and maintaining of a proper, desirable and permanent residential community.”

The Mount Gretna Campmeeting Association (hereafter referred to as MGCA) has been granted 501(c)4 status by the Internal Revenue Service.

The Bylaws – Article VI, Section 2, paragraph a:

“The Board of Managers is authorized to adopt, pass, and enforce such Rules and Regulations as they deem necessary and convenient for the providing and maintaining of a proper, desirable and permanent residential community...”

Therefore, to maintain a safe and desirable community, the following Rules and Regulations, applicable to MGCA Members, their tenants, and guests, are revised and adopted effective [date].

The owner or tenant of any building, structure, premises or part thereof will be held responsible for any architect, builder, contractor agent, or other person who commits, participates in, assists in, or maintains such violation.

The Mt. Gretna Campmeeting Association is comprised of 33 acres, the approximate boundaries of which are Rt. 117 on the north to the southern boundaries of the properties on Batdorf Ave. on the south, and from Boulevard & the Mt. Gretna Heights boundary on the east to Pinch Rd. on the west. The Campmeeting Association is located within West Cornwall Township. The afore described acreage will be referred to within this document as, “The Campmeeting.” Portions of The Campmeeting are owned by the MGCA and will be referred to in this document as, “MGCA Property.” The rest of the land in The Campmeeting is privately owned and will be referred to in this document as, “Private Property.” In addition, portions of the MGCA Property are available for the common use of community members and will be referred to in this document as, “Common Property.”

RULES AND REGULATIONS

Rule #1: Outdoor Maintenance and Cleanliness

MGCA Members should take constant ~~Cleanliness, order, sanitation, rodent and insect infestation, fire by any cause and its accelerated spread, are constant concerns due to the extremely high density of dwellings. The Board of Managers requires MGCA Members to take constant~~ precaution and preventative measures to avoid danger and to eliminate open refuse, debris, rotting wood and furniture, cartons, discarded machinery, housewares, etc., from all outdoor premises, particularly from porches, yards and walkways. All properties must be maintained in accordance with the West Cornwall Township Property Maintenance Code (Ordinance No. 2023-07-10).

~~(b) The Board of Managers reserves the right to inspect periodically, or upon request, dwelling exteriors, yards and porches, and to remove hazardous items, at the MGCA Member's expense, after due notice to the MGCA Member and in accordance with the rules of the Mt. Gretna Campmeeting Association and ordinances of West Cornwall Township, Lebanon County, and the Commonwealth of Pennsylvania.~~

Rule #2: Outdoor Grills, Heaters, and Open Flames

Charcoal or LP gas burners and other open-flame cooking devices shall not be operated on ~~combustible~~ covered porches. It is recommended that they not be operated within 10 feet of ~~combustible~~ construction.

Fire rings, fire pits (permanent or portable), chimineas, and deck/patio heaters will be permitted, but must have a properly fitting spark screen cover over the open flame and shall not be operated on ~~combustible~~ covered porches or within 10 feet of ~~combustible construction~~ a structure. These devices must be attended when in use and fully extinguished when not attended.

Under no circumstance is open burning of any kind, including but not limited to leaves, paper, or trash, permitted in The Campmeeting.

Exceptions are candles, kerosene lamps, and similar lighting devices. These items are permissible as long as they are attended when in use and fully extinguished when not attended.

Rule #3: Open Burning

~~Under no circumstance is open burning of any kind, to include, but not limited to leaves, paper, or trash permitted in The Campmeeting.~~

Rule #4: Trash Collection and Recycling

Trash/recycling collection and disposal is for the Campmeeting's household garbage or refuse, not to include any construction or demolition waste.

- (a) Trash for curbside collection ~~must~~ should be bagged and/or -placed in a trash can. Recyclables (except flattened cardboard) must be in a suitable container.
- (b) Trash/recycling containers and flattened cardboard may be placed curbside for collection no earlier than the evening before collection day.
- (c) Member is responsible to coordinate with MGCA's trash vendor for collection of excess waste and oversized items and may be subject to additional charges for their collection.

Oversized items for special collection may be placed curbside for collection no earlier than the evening before arranged pickup day.
- (d) Containers must be returned to a storage location at the Member's property as soon as practical after collection and no later than the end of the collection day.
- (e) Dumpster usage must comply with all posted requirements and restrictions. Violators will be fined and may be liable for any additional charges incurred by the MGCA.

Rule #5: Pets

In accordance with West Cornwall Township Ordinances 2-101, pet owners must not allow their animals to litter the private property of other MGCA Members, or the Common Property such as walking paths, streets, and park facilities. All litter must be removed and disposed of promptly and properly. Dogs must be leashed when away from their residence. ~~The ordinance provides for fines of up to \$1,000 or imprisonment for a term not to exceed 90 days.~~

Rule #6: Speed Limits

~~Reckless driving and speeding within the boundaries of The Campmeeting are strictly prohibited. MGCA Members and visitors must drive only on permitted streets.~~

Rule #7: Vehicles

~~Motor vehicles without a valid and current license and inspection sticker are prohibited from parking on MGCA Property.~~

Rule #8: Public Parking

Parking of motor vehicles shall be permitted only in designated paved parking areas or designated parking lots. All streets and walkways ~~are designated as fire lanes~~ must be accessible to emergency vehicles at all time.

Rule #9: Recreational Vehicles, Boats, and Trailers

The storage and/or occupancy of trailers, boats, recreational vehicles and campers of all types are prohibited ~~on in -The Campmeeting Property~~ unless they are stored in an enclosed garage or are in a designated rental space. Campers or vehicles outfitted with caps are permitted if used as a primary means of transportation. ~~Vehicles used as storage containers, including but not limited to box vans, are prohibited on Campmeeting Property.~~ Storage containers like pods will be considered by the Board on a case-by-case basis.

Rule #10: Building Permits

2. (a) When building, remodeling, or renovating their properties, MGCA Members must obtain all required building permits and comply with all applicable building codes as mandated by West Cornwall Township including those which govern the installation of plumbing, heating systems, and electrical lines and equipment.

(b) Construction projects or renovation work which alter the external boundaries of an existing structure, including the installation of driveways or parking areas, also require a Campmeeting Building Permit. A Campmeeting Building Permit is obtained by contacting the Mt. Gretna Campmeeting office during normal business hours. A plot plan is required and a current property survey may be required to be attached to the Application. Applications are subject to approval by the Board of Managers. No Permit shall be required from the Board of Managers for painting, siding, or routine general maintenance of any building.
1. (c) If a variance is needed, the MGCA Members shall come before the Board of Managers at a regular meeting with construction plans to explain the project. If the Board votes in favor of the homeowner, the President will sign the building permit. If the Board votes against the plans for a variance, the building permit will not be signed and the Lebanon County Planning Department will be so informed. If there is a hearing by the homeowner before the zoning Board to obtain a variance, the President and/or an appointed representative of the Board, shall attend the hearing to voice opposition to granting the variance.

Rule #11: Porch Enclosures

In the interest of preserving the unique character of The Campmeeting, residents are prohibited from permanently enclosing all or part of an existing open porch without prior approval of the Board. A Building Permit is required, see the MGCA Building Permit Policy. Enclosing a porch without an approved building permit is a fineable offense.

Rule #12: Propane and Oil Tank Enclosures

~~2. In the interest of preserving the unique character of The Campmeeting, MGCA Members are required to construct an appropriate enclosure around all propane tanks and oil tanks that are readily visible to the public.~~

Rule #13: Sewer and Water Lines

MGCA Members are responsible for sewer lines from their structures to the main connection; for their water lines to and including the curb stops; and for keeping curb stops in working order. The relocation, upgrading, or addition of household waste lines or water lines which must be connected to Campmeeting sewer and water mains must be inspected by a licensed plumber or electrical inspection agency before any work is done on the property. A Campmeeting Building Permit must be obtained by contacting the MGCA business office during regular business hours.

Rule #14: Chimneys

~~No new chimneys may be constructed or used without obtaining a Campmeeting Building Permit and the approval of the Board of Managers. A Building Permit must be obtained from the Lebanon County Planning Department before work can commence.~~

Rule #15: Home-Based Businesses

In the interest of preserving the residential setting unique to The Campmeeting, ~~the Board of Managers reserves the right to review and approve the use of properties within its boundaries for purposes other than residential living.~~ Homehome-based businesses must be approved by the Board of Managers ~~are prohibited when~~in order to limit undesirable effects ~~are created including but not limited to~~such as:

- Excessive noise;
- Product displays or store fronts including visible inventory;
- Signage of any kind created for the purpose of business advertisement;

- Unsafe conditions due to inadequate parking or traffic congestion.

Rule #16: Trees

- (a) Tree problems may be found by certified arborists or certified foresters, by MGCA Members, or by residents. All problems with trees should be reported to the Campmeeting Association office.
- (b) Trees provide a unique beauty and add to the value of Campmeeting property. Prior to removing any tree, MGCA Members must submit a Tree Removal Permit Application for approval which must be approved by the Board of Managers. Applications can be obtained on the Mt. Gretna Campmeeting website. A current plot plan/survey must be attached to the application. Members will be responsible to have the tree stump ground and to plant a native tree at least five feet tall in accordance with the parameters on the tree removal permit application. Applications and emergency removals are subject to the approval of the Board of Managers. In emergency situations, contact the office.
- (c) When the Board of Managers approves a tree removal permit, the property owner of the tree has the responsibility for expenses of the removal, stump grinding, and replanting. If the tree is directly on a property line shared with the Campmeeting, then the expense will be shared equally by the member and the MGCA.
 - a. Tree removal applications for trees showing signs of life.
Members must submit a tree evaluation as part of the tree removal permit application from a certified arborist or a certified forester if the tree shows any signs of life; the evaluation must also state if there are any treatment options which could save the tree.
 - b. Tree removal applications for dead trees.
An evaluation by a certified arborist or certified forester will not be necessary for a dead tree as determined by the MGCA Tree Committee Chair or their designee.
 - c. Trimming.

~~(c) When the Board of Managers determines that a tree needs to be removed or trimmed, the property owner of the tree has the responsibility for expenses of the removal. If branches are growing over a property other than that of the owner of the tree, then the branch is usually the responsibility of the owner of the area over which the branch is suspended. This would apply whether or not it is MGCA Property or Private Property. If a condemned tree seems to be directly on a property line, then the expense may be shared equally by the respective property~~

~~owners.~~ Property lines go to the sky. Any branches growing over a Member's property are their responsibility. It is recommended, but not required, that Members consult with the office before conducting any tree trimming.

(ed) Taking down or removing trees, dead or alive, from personal and/or Campmeeting property without an approved permit from the Board of Managers is a significant violation of the rules of the Campmeeting and warrants a fine. Removal of a tree with a diameter of less than five inches and taller than 3' will incur a fine of \$5,000 per tree. Removal of a tree with a diameter larger than five inches will incur a fine of \$10,000 per tree. In addition, any legal fees incurred to collect this fine will be the financial responsibility of the Member.

(fe) Wood from downed trees must be removed within 10 working days. Exceptions for removal may be requested from the Tree Committee. If MGCA Members do not have the means to remove the wood from a downed tree, they may contract with the Mt. Gretna Campmeeting Association to have it removed on a rate per hour basis.

(gf) Planting of trees. Trees on MGCA Property may be planted only by the MGCA. Trees on Private Property must be planted in cooperation with the Tree Committee to ensure it's an appropriate tree and is planted where it will not adversely interfere with ~~at appropriate distances from~~ power lines, sewer lines, or water lines.

Rule #17: Quiet Hours and Quiet Season

(a) In the interest of preserving the peace and quiet beauty of The Campmeeting, Quiet Hours shall be maintained all day Sunday, 10 p.m. to 7 a.m. Monday through Thursday, and 11 p.m. to 7 a.m. Friday and Saturday.

(b) Out of respect for residents and the summer programs held in the Tabernacle, special noise abatement rules are in effect July 15 through and including August 31. This is commonly referred to as "Quiet Season." High decibel power tools, such as saws and leaf blowers, and manual work, such as framing and roofing, are prohibited. Moderate noise created by indoor work is acceptable. Painting and landscaping are permitted. During the Quiet Season, permitted work must be confined to the hours between 8:30 a.m. and 4:30 p.m. Monday through Saturday. An exception shall be made for the Superintendent of Grounds.

(c) Respect for neighbors' quiet enjoyment will be considered in enforcement of noise rules regarding Quiet Hours and Quiet Season. With the approval of the Board of Managers, emergency repairs to buildings or service lines are permitted during designated quiet times. MGCA Members must contact the Mt. Gretna Campmeeting Association office to request emergency approvals.

Rule #18: Superintendent Agent

~~The MGCA Superintendent of Grounds may act as an agent of the Board of Managers.~~

Rule #19: Fences and Walls

No fence unit(s) or ~~units~~ walls may be installed without submitting a ~~building~~ Building permit Permit, see the MGCA Building Permit Policy ~~application to the Mount Gretna Campmeeting Association (MGCA)~~. All requests for permission to install fences or walls must include a photograph of the fence/wall style and sketch or drawing showing the length and location of the fence/wall on a site plan for which approval is being requested. ~~No fence shall be located in the Mt. Gretna Campmeeting community without approval. All such requests will be required to comply with the "Fencing" code as defined herein, before permission is granted by MGCA.~~

~~(a) No fencing of any kind shall exceed three (3) feet in height, from finish grade to the top of the fence.~~

~~(b) No fence unit or units may define any one (1) property boundary line for more than twelve (12) feet in any one direction.~~

~~(c) The maximum allowable aggregate length of approved fencing will not exceed forty-eight (48) feet on any property. No fence shall enclose any part of the property, including attachment to any building or part thereof.~~

~~(d) APPROVED fencing materials shall include, but not limited to, wrought iron, aluminum, wood, picket or any fence material approved by MGCA.~~

~~(e) PROHIBITIVE fencing materials shall include, but not limited to, chain link, wire, split rail, solid wood/metal, electric, barbed wire or any fence material/design deemed inappropriate and in conflict with the overall character of the Campmeeting by MGCA.~~

~~(f) All fences shall be maintained in good repair and painted, as when first installed. Property owner shall pay for all fence maintenance.~~

~~(g) All fence units can be constructed of any manufactured component material, and such material must be approved in writing by the MGCA prior to installation. All fences shall be installed and secured to maintain stability.~~

(h) Any existing fence built prior to January 19, 2016, shall be grandfathered, but any replacement of an existing fence or adding to an existing fence (due to damage or any other reason), shall conform to these current fence regulations.

NOTE: ~~Property~~ Cottage owners may be required to have their property surveyed to determine the exact location of the legal property line. Any and all costs to survey will be the responsibility of the property owner and not MGCA.

Rule #20: Cottage Rental

Members who wish to rent ~~out~~ their Campmeeting ~~home~~ cottage in whole or part must hold a valid MGCA ~~Home~~ Cottage Rental Permit for that ~~home~~ cottage. Permits will be administered in accordance with, and landlords must comply with, the MGCA ~~Home~~ Cottage Rental Policy. The Policy and Permit applications are available on the MGCA website and from the MGCA office.

Rule #21 Liability and Hold Harmless

The MGCA is not liable for any accident, injury, or damage of any kind which occurs in or on a privately-owned structure, appurtenance, or other improvement that encroaches onto MCGA owned land, regardless of whether such structure, appurtenance, or other improvement is located within an easement granted to the private property owner by the MGCA. ~~Property~~ Cottage owners are responsible for insuring any structure, appurtenance, or other improvement that encroaches onto MCGA-owned land, and shall indemnify the MGCA and hold the MGCA harmless against any claim, lawsuit, or cause of action arising out of the use of the encroaching structure, appurtenance or other improvement.

Rule #22: Non-biodegradable Materials on MGCA Property

For any activities held by the MGCA on MGCA property or by Members using MGCA Property, the use of non-biodegradable materials such as streamers, poppers, etc. are banned. Balloons are allowed, but no non-biodegradable materials may be left on the ground. Members using non bio-degradable materials on MGCA property as stated in this rule will be subject to established fines.

PROCEDURES FOR VIOLATIONS, PENALTIES, VARIANCES, AND APPEALS

A. Procedures in case of Violations of Campmeeting Rules and Regulations

Whenever it is determined there are reasonable grounds to believe there has been a violation of any provision of these Rules and Regulations, the ~~Board of Managers~~Executive Committee shall proceed as follows:

1. Serve notice in writing of the alleged violation which shall be signed by the President of the Board of Managers ~~or an authorized representative~~. The notice shall be served personally to the responsible MGCA Member, occupant, operator or other person in charge; or served by registered mail with a return receipt requested; or where such responsible person in charge cannot be found, service may be made by posting a notice in or about the structure or premises; or served by any other method authorized under the laws of the Commonwealth of Pennsylvania.
2. Said notice shall include a statement of the reasons why the notice is being issued, the Rule or Regulation which has been violated, and the remedial actions required.
3. Said notice shall allow a reasonable time, not to exceed thirty (30) days, for the initiation and correction of the violation alleged or of the remedial actions required except where a violation is deemed to require immediate corrective action.

~~The following~~Certain rule violations shall be deemed to require immediate corrective action and can start with an oral conversation and lead to a~~after receiving oral or~~ written notice from ~~a designated MGCA representative~~the Executive Committee:

- ~~1. Reckless driving within the boundaries of The Campmeeting.~~
- ~~2. Where MGCA Members have not obtained all required building permits as mandated by West Cornwall Township and the MGCA.~~
- ~~3. Where MGCA Members have failed to comply with all applicable building codes, restrictions, and requirements as set forth by West Cornwall Township and the MGCA.~~
- ~~4. Where MGCA Members violate quiet time provisions outlined in #17(a) & #17(b) of the MGCA Rules and Regulations.~~

- ~~5. Where MGCA Members attempt to remove a tree or major limb without having received approval of the Board of Managers.~~
- ~~6. Where MGCA Members are using charcoal or gas grills of any type in an unsafe manner.~~
- ~~7. Where MGCA Members violate the open burning policy outlined in #3 of the MGCA Rules and Regulations.~~

B. Penalties

Any person, partnership, or corporation who or which shall violate the provisions of these Rules and Regulations and is found to be in non-compliance by the ~~Board of Managers~~Executive Committee shall be required to pay a fine ~~of \$100.00 plus costs of prosecution unless the violation involves unpermitted removal of a tree(s) as defined in Rule #16.~~ Specific rules may stipulate the amount of the fine.

MGCA Members are held responsible for the compliance with all rules and regulations of the MGCA on the part of the MGCA Member, guests, and/or Member's tenants.

~~Unattended vehicles found on MGCA Property blocking fire lanes, or without a valid or current registration or inspection sticker, may be towed away at the owner's expense.~~

~~The Board of Managers reserves the right to take appropriate action and to charge the MGCA Member for any expense incurred by the Campmeeting to make necessary or emergent corrections or corrections not made within the specified time.~~

~~The owner or tenant of any building, structure, premises or part thereof will be held responsible for any architect, builder, contractor agent, or other person who commits, participates in, assists in, or maintains such violation.~~

Fines are payable within 30 days of receipt of notice. Any fine which goes unpaid for a period exceeding 30 days will be collected through appropriate legal means. The MGCA Member will be responsible for collection fees.

Nothing contained herein shall prevent the Board of Managers from taking such other lawful action as is necessary to prevent or remedy any violation.

C. Variances

The MGCA Board of Managers may grant a variance from the strict application of its Rules and Regulations for compelling reasons.

D. Appeals ~~Requests for Appeals or Variances~~

Any person ~~requesting a variance or~~ aggrieved by a decision of the ~~Board of Managers~~ Executive Committee or by any other employee or official charged with the administration and enforcement of the MGCA Rules and Regulations may make an appeal to the Board of Managers. All appeals shall be made in writing stating the grounds upon which the appeal is based and shall be transmitted to the MGCA Association office. An appeal must be made within 15 days of the action or of the receipt of the written notice of any decision or ruling which is being appealed.

In cases of violations requiring immediate corrective action, requests for appeals ~~or variances~~ shall not release the alleged offender from the need to cease all offending activity. Such requests shall not prevent the ~~Board of Managers~~ Executive Committee from exacting penalties or taking such lawful action as is necessary to prevent or remedy any violation.

Hearing:

The Board of Manager Members who do not sit on the Executive Committee shall meet and conduct a hearing within thirty (30) days of the receipt of an appeal ~~or a request for a variance. All hearings shall be public and open to all MGCA Members within the boundaries of The Campmeeting. Notice of hearings will be publicly posted on subject property and on Campmeeting bulletin boards~~ The public nature of the hearing will be held at the discretion of the Board of Managers who will be voting on the appeal. A record shall be kept of all evidence and testimony presented at the hearing. Unless otherwise arranged by the Board of Managers, all hearings shall be at the time and place of the regular Board of Managers meetings ~~which normally occur on the third Tuesday of each month.~~

Decision of the Board:

All decisions of the Board shall be in writing, and a copy of each decision shall be sent to the applicant. ~~The Board of Managers shall also retain in its files a copy of each decision, which files shall be available for inspection by MGCA Members. Each decision shall set forth fully the reason for the decision of the Board of Managers and the findings of fact on which the decision was based.~~

E. ~~Appeal Decisions~~

~~The MGCA Board of Managers shall consider all appeals made to it and, depending on its findings, shall decide whether such appeals shall be granted.~~

PROCEDURE FOR AMENDING RULES AND REGULATIONS

These Rules and Regulations may be amended by the Board of Managers after one reading at a regular business meeting followed by public comment submitted and received in writing prior to the following regular business meeting. The vote on the amended Rules and Regulations shall take place at the said following regular business meeting. Changes to the Rules and Regulations require approval by a majority of the Board of Managers.