MOUNT GRETNA CAMPMEETING ASSOCIATION, INC.

RULES AND REGULATIONS

Revised: October 17, 2026

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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 Ave. & 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."

The MGCA Buildings & Grounds Staff are exempt from community rules and regulations while performing official duties on behalf of the Association. This exemption applies only during working hours and engagement in authorized maintenance, landscaping, repair, inspection, or other Association-approved activities.

All staff shall conduct themselves in a professional manner and exercise reasonable care to minimize disruption to residents and property. This exemption does not extend to personal use of community facilities or privileges outside the scope of assigned duties.

RULES AND REGULATIONS

Rule #1: Outdoor Maintenance and Cleanliness

MGCA Members should 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).

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

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

Fire rings, fire pits (permanent or portable), and chimineas, must have a properly fitting spark screen cover over the open flame, sit on a fireproof mat, and shall not be operated on covered porches. Deck/patio heaters will be permitted, but shall not be operated on covered porches. 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: Eliminated February 17, 2026

Rule #4: Trash Collection and Recycling

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

(a) Trash for curbside collection 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) Members are 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, 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.

Rule #6: Eliminated February 17, 2026

Rule #7: Eliminated February 17, 2026

Rule #8: Public Parking

Parking of motor vehicles shall be permitted only in designated Board approved parking areas or designated parking lots. All streets and walkways must be accessible to emergency vehicles at all times.

Rule #9: Recreational Vehicles, Boats, and Trailers

The storage and/or occupancy of trailers, boats, recreational vehicles, and campers of all types are prohibited in The Campmeeting 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. Storage containers like pods will be considered by the Board on a case-by-case basis.

Rule #10: Building Permits

Campmeeting building permits may be required for exterior projects and renovations. Building permit requirements and the application process is in accordance with the MGCA Building Permit Policy. This policy and related forms are available on the MGCA website and from the MGCA Office.

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: Eliminated February 17, 2026

Rule #13: Sewer, Water Lines, and Curb Stops

MGCA Members are responsible for sewer lines from their structures to the main connection.

Members are also responsible for their water lines to and including the curb stops and are encouraged to make sure the curb stop is identifiable and in working order. It is strongly encouraged that Members complete a Curb Stop Emergency Access Authorization form; without this form the MGCA may not access Member owned curb stops in an emergency.

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: Eliminated February 17, 2026

Rule #15: Home-Based Businesses

In the interest of preserving the residential setting unique to The Campmeeting, home-based businesses must be approved

by the Board of Managers in order to limit undesirable effects 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 with a "Request" through the Member's portal.

(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. Live tree removals must be approved by the Board of Managers, certified dead tree removals may be approved by the Tree Committee. Applications can be accessed through the Member's portal. 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.

1. 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.

2. 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.

3. Trimming.

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

(d) 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 three feet 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.

(e) 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.

(f) 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 is an appropriate tree and is planted where it will not adversely interfere with power lines, sewer lines, or water lines.

(g) Maintaining trees.
The MGCA recommends that all Members remove ivy from trees on their property. The MGCA will remove ivy from all trees growing on MGCA property.

Rule #17: Quiet Hours and Quiet Season

(a) In the interest of preserving the peace and quiet beauty of The Campmeeting and respecting your neighbors, 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 (80 decibels and above), and manual work, such as framing and roofing, are prohibited. Moderate noise created by indoor work is acceptable. Painting and landscaping are permitted.

Leaf blowers are permissible for use only on Fridays from 3 p.m. - 6 p.m. This time is generally when Campmeeting staff are conducting leaf blowing activities in the community. No Member exceptions outside of Board-identified emergencies to this rule will be made, including weather disruptions. Exceptions to Quiet Season include lawn-maintenance equipment on Batdorf, and testing and running of generators, heat pumps, air conditioners, and split units.

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) 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: Eliminated February 17, 2026

Rule #19: Fences and Walls

No fence unit(s) or walls, including art installations or structures which function as or appear to be fences or walls, may be installed without submitting a Building Permit (see the MGCA Building Permit Policy). 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.

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

NOTE: 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 their Campmeeting cottage in whole or part must hold a valid MGCA Cottage Rental Permit for that cottage. Permits will be administered in accordance with, and landlords must comply with, the MGCA 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. 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. is banned. Balloons are allowed, but no non-biodegradable materials may be left on the ground. Members using non-biodegradable materials on MGCA property as stated in this rule will be subject to established fines.

BEST PRACTICES

Recommendations and "Best Practices" regarding the interpretation and compliance with the MGCA Rules and Regulations include, but are not limited to:

- Exceptions – In general, Rules and Regulations apply to all Members of the MGCA. If exceptions to the Rules and Regulations exist, they must be in writing to prove their existence—there are no "verbal exceptions."
- Generator Testing – MGCA recommends that members schedule their generator testing between the hours of 10 a.m. and 4 p.m. Monday through Friday (no Sunday testing).
- Outdoor Planting – MGCA recommends considering native plants and pollinators.
- Lawn Mowing – MGCA recommends mowing between the hours of 10 a.m. to 6 p.m. Monday through Saturday [avoiding Sunday at all costs].
- Historic Character – When considering exterior improvements to your cottage, MGCA recommends keeping with the historic character of the Campmeeting which was founded on March 17, 1892. If you're interested, you may want to review the voluntary guidance on preservation offered by the US Department of the Interior Guidelines for Rehabilitating Historic Buildings (U.S. National Park Service). For guidance closer to home, consult the Mt. Gretna Area Historical Society for advice and guidance on restoring and preserving historic cottages.
- Porch Enclosures – Canvas/plastic "porch curtains" are permitted as they extend the time that cottage owners can enjoy their porches. However, these are considered

"seasonal," and it is recommended that they are raised/removed during the summer season.

- Trash Collection – If Members are not present to collect their trash cans on any given Monday, it is recommended that Members use the dumpsters for Trash Collection located on the north-end of First Street.

- On this point, I'd add one more line:

- Historic Character – when considering exterior improvements to your cottage, MGCA recommends keeping with the historic character of the Campmeeting which was founded on March 17, 1892. If you're interested, you may want to review the voluntary guidance on preservation offered by the US Department of the Interior Guidelines for Rehabilitating Historic Buildings (U.S. National Park Service). For guidance closer to home, consult the Mount Gretna Area Historical Society for advice and guidance on restoring and preserving historic cottages.

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 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. 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.

Certain rule violations which shall be deemed to require immediate corrective action can start with an oral conversation and lead to a written notice from the Executive Committee.

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 Executive Committee shall be required to pay, in general, a fine of $100.00 plus costs of prosecution. Specific rules may stipulate the fine amount which will override the stated $100 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.

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

Any person aggrieved by a decision of the 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 shall not release the alleged offender from the need to cease all offending activity. Such requests shall not prevent the 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. 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.

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.

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.