

GENERAL RULES AND REGULATIONS

MARTHA'S VINEYARD CAMP MEETING ASSOCIATION updated October, 2018

The Association welcomes you to share its benefits, to enjoy its privileges and to support its activities. Your full cooperation with the association staff, employees and campground officials will be appreciated by all.

1. Cottage occupants will be expected to observe the good neighbor policy and recognize a mutual dependence of each neighbor upon the others in the neighborhood.
2. Each Leaseholder will abide by the rules and regulations of conduct issued by the Board of Directors each year, and shall be responsible for the actions of his or her family, guests and/or renters. (See *Rental Rules*)
3. All cottages must be quiet from 11:00 p.m. to 8:00 a.m. There shall be no undue disturbance at any time.
4. Yard sales are not permitted in the Campground. Sales conducted inside cottages are permitted on condition that they last no longer than one day and are not advertised more than three days in advance.
5. No open fires are permitted in the Campground. On leaseholds, charcoal fires in braziers off the ground must be at a minimum distance of ten (10) feet from any building or automobile. Such fires are permitted in parks whose residents have no backyards. They are not permitted in Trinity Park.
6. Dogs must be on leash at all times when not on their owner's leased lot. Residents and their guests to the Campground must clean up after their pets immediately. Dogs cannot be left tied to porches or left in yards unsupervised. No dog should be tied on common ground. Residents must make every effort to assure their dogs do not annoy neighbors with excessive barking. Leaseholders must make certain that their renters do not bring dogs. (See *Rental Rules*)
7. Each Leaseholder shall be responsible for keeping his or her leasehold and any improvements thereon in proper condition. The Building and Grounds Committee will maintain the rest of the Campground.
8. Leaseholders who have individual sewage disposal systems servicing their cottages and businesses are responsible for all septic system maintenance. If this responsibility is not met, the Association will have the cesspool or other individual sewage disposal system pumped or chemically treated and bill the leaseholder.
9. Trash pickup days are Monday and Thursday during July and August, and Monday only during the rest of the year. The regular collectors are not responsible for picking up heavy appliances that have been discarded or the litter of construction. Special rules made because of the Board of Health or for environmental reasons must be followed. Please refer to the MVCMA Trash Regulations – effective January 1, 2011.

10. Leaseholders are required to keep their cottages in good repair and appearance. (*See Construction Rules*)
11. No cottage or building may be placed on vacant land, nor may trees be cut or trimmed, without permission of the Building and Grounds Committee. No cottage may be moved from the grounds without permission of the Building and Grounds Committee and until all bills due the Association are paid.
12. All cottages must be properly secured while vacant; if not, cottages will be secured by the General Manager and the expense billed to the leaseholder. A cottage will be considered properly secured if access cannot be gained except by key or by forceful entry.
13. Any vehicle parked in a MVCMA parking area or leasehold must have a current MVCMA parking sticker or hang tag. Any vehicles parked on MVCMA roads (where permitted) must have a current MVCMA parking sticker or hang tag except during Tabernacle events. No vehicles may be parked on MVCMA roads overnight, except on Trinity Park circle from September 1 through June 30. Parking stickers and hang tags must be obtained at the MVCMA office. (*See Sticker and Hang tag Rules*) Vehicles not displaying a valid parking sticker or hang tag for that space and vehicles parked in violation of MVCMA rules are subject to being towed at the vehicles owner's expense.
14. Motorcycles, mopeds (gas and electric) and all other personal motorized vehicles may not be driven on MVCMA property. Drivers may dismount and walk their vehicles on MVCMA roads, but not on walkways. These vehicles may not be parked on MVCMA property, except in designated areas or by leaseholders on their leaseholds. Vehicles covered by the Americans with Disabilities Act are exempt from this rule.
15. Boats, trailers of any kind, campers, and RVs may not be parked on MVCMA property. Leaseholders' boats on trailers may be stored in Wamsutta Park from November 1 to April 30 as long as no maintenance is performed there. Storage spaces are assigned by the MVCMA, and the boat must display a current storage sticker issued by the office. Boat owners assume full responsibility for loss or damage to their boats and trailers while stored on MVCMA property and for any environmental cleanup if there is a fuel leak.
 - a. Leaseholders who wish to store boats and trailers in Wamsutta Park must submit a request to the MVCMA no later than October 15 and must sign a contract prior to storing the boat.
 - b. A fee equivalent to the existing Wamsutta vehicle parking fee will be charged per space occupied by the boat and trailer. Leaseholders who store their boats and trailers in their assigned vehicle parking spaces will not be charged the storage fee.
 - c. Car top boats (canoes, kayaks, dinghies) may be stored at cottages in a manner that minimizes visibility to other leaseholders.
16. Residents are not permitted to keep unregistered or uninsured motor vehicles in the Campground. Commercial vehicles (except small pick-up trucks used for personal transportation) are not allowed in the Campground except for deliveries to and servicing of cottages or Association facilities. No vehicles shall be allowed in the enclosed parks or circles except for immediate loading or unloading purposes.
17. Bicyclists must dismount and walk their bicycles on pathways, walkways and sidewalks which are so marked. Bicyclists must obey all applicable laws. Scooters, skateboards, longboards, roller skates, in-line skates, and similar non-motorized transportation devices are permitted in

the Campground under the same rules and restrictions applying to bicycles. These devices are to be used for transportation only; tricks of any kind are prohibited. Neighborhoods in the Campground may permit exceptions to these restrictions. The walkways in Trinity Circle within the park surrounding the Tabernacle are for pedestrians only. Parents are responsible for their children's observance of these rules.

18. Each Lessee of property used other than exclusively for residential purposes must maintain Commercial General Liability, and as necessary Umbrella Liability Insurance throughout the duration of the Lease. The insurance must name the MVCMA as an additional insured, and must be primary and noncontributory with respect to insurance maintained by the MVCMA. The insurance must (1) have sufficient limits of liability, (2) be placed with an insurer that is adequately-rated for financial strength, and (3) be written on acceptable terms and conditions, all as determined at the sole discretion of the MVCMA Board of Directors. This rule does not apply to Leaseholders whose cottages are occupied by the Leaseholder, the Leaseholder's family, guests and non-business tenants in accordance with the rules of the MVCMA.

19. Upon a finding that a violation of any MVCMA rule has occurred, the Committee on Residential Lease may take no action or may take any or all of the following actions:
 - a. Recover damages based on the costs incurred by the MVCMA as a result of a violation, together with reasonable attorney's fees and other legal expenses;
 - b. Assess a fine of up to \$2,500 per annum for each violation together with reasonable attorney's fees and other legal expenses incurred in an effort to remedy the violation;
 - c. Issue a written reprimand which sets forth the specific acts required of the leaseholder to remedy the violation;
 - d. Suspend the leaseholder's lease and provide the leaseholder with notification of the specific acts required to remedy the violation and to reinstate the lease;
 - e. Revoke, Terminate or Not Renew the leaseholder's lease and order the leaseholder to either remove or to sell the cottage to another person(s) or entity who may be approved as a new cottage owner and leaseholder.

Actions taken by the Committee on Residential Lease pursuant to this rule may be appealed to the Board of Directors.