

RULES FOR LEASEHOLDERS

MARTHA'S VINEYARD CAMP MEETING ASSOCIATION

1. The MVCMA recognizes two classes of leaseholders:
 - 1.1. Equity Leaseholder: An equity leaseholder is (I) an individual who possesses an ownership interest (full or partial) in a cottage situated on the grounds of the MVCMA and who has been approved by the MVCMA as a leaseholder of the lot underlying the cottage, (II) a trustee (who is an individual) of a trust or a beneficiary (who is an adult individual) of a trust that possesses an ownership interest (full or partial) in a cottage situated on the grounds of the MVCMA and who has been approved by the MVCMA as a leaseholder of the lot underlying the cottage, or (III) an individual who is a manager, officer or director of a legal entity that possesses an ownership interest (full or partial) in a cottage situated on the grounds of the MVCMA and who has been approved by the MVCMA as a leaseholder of the lot underlying the cottage.
 - 1.2. Non-equity Leaseholder: A non-equity leaseholder is a family member who does not possess an ownership interest in a cottage situated on the grounds of the MVCMA, or a family relation that is a beneficiary of an interest in the cottage under a valid will; and has been approved as a leaseholder of a lot, with the consent of all the equity leaseholders of that lot, by the MVCMA. The majority of equity leaseholders can revoke that consent at the end of the current lease.
2. All individuals, trusts and legal entities with an ownership interest in a cottage must be approved leaseholders of the lot on which the cottage is situated.
3. To qualify as a leaseholder, equity or non-equity, an individual must submit an application and letters of reference and be interviewed and approved by the MVCMA Committee on Residential Lease, as must the trustee of a trust or person managing the affairs of a legal entity seeking to qualify as a leaseholder. Adult beneficiaries also must submit an application and letters of reference and be interviewed and approved. Changes in ownership or management of a trust or legal entity also require submission of an application, letters of reference, an interview, and approval. (see Cottage Ownership Transfer Rules 1 – 6).
4. All leaseholders, equity and non-equity, are individually and jointly responsible for all fees, assessments and fines levied on the leasehold.
5. All leaseholders, equity and non-equity, are individually responsible for insuring that cottage occupants adhere to all MVCMA rules.
6. No cottage may be occupied without a valid lease, signed annually by all individual leaseholders, equity and non-equity, or the trustee or manager, and the MVCMA.

RULES FOR LEASEHOLDERS

7. Leaseholders that are not natural persons must file annually with the General Manager a statement listing all current trustees and adult beneficiaries or managers, officers and directors.
8. The MVCMA reserves the right and has the authority to withhold any lease for non-payment of fees or assessments or for violation of MVCMA rules.
9. Financial obligations of leaseholders include:
 - 9.1. Annual lease fee as established by the MVCMA Board of Directors.
 - 9.2. Parking fees as established by the Board of Directors.
 - 9.3. Special assessments levied by the MVCMA Board of Directors.
 - 9.4. Fines levied by the Committee on Residential Lease (subject to appeal to the Board of Directors).
 - 9.5. Charges associated with changes to a lease (see Cottage Ownership Transfer Rule 11).
 - 9.6 All fees, assessments and fines must be paid by the due date specified on the invoice. Failure to pay by the due date will result in a processing fee levied by the Committee on Residential Lease.
10. Leaseholders are required to
 - 10.1. Adhere to the rules and regulations issued annually by the Board of Directors.
 - 10.2. Insure the proper conduct and actions of their families, guests and renters, including adherence to the rules and regulations issued by the Board of Directors.
 - 10.3. Maintain their leaseholds and all improvements thereon.
 - 10.4. Keep their cottages and out-buildings in good repair and appearance.
 - 10.5. Secure their cottages when vacant.
 - 10.6. Affix (if possible, on the right rear window) a valid and current parking sticker to all vehicles parked on MVCMA property.
11. Changes to the exterior of any building on a leasehold must be approved by the Architectural Review Committee (ARC).
12. Changes to the lot upon which a cottage is situated must be approved by the Building & Grounds Committee.
13. (A) A leaseholder's family is defined as:
 - 1) the spouse of a leaseholder,
 - 2) a parent of a leaseholder,
 - 3) a parent of the spouse of a leaseholder,
 - 4) a sibling of a leaseholder,
 - 5) a direct lineal descendant of a leaseholder,
 - 6) a direct lineal descendant of the spouse or former spouse of a leaseholder, or
 - 7) a direct lineal descendant of a former leaseholder if since the time when the former leaseholder was a leaseholder there has been no transfer of the cottage or any interest in the cottage outside the family of the former leaseholder, as determined by the Committee on Residential Lease.

RULES FOR LEASEHOLDERS

(B) "Lineal descendency is established by affinity, consanguinity, adoption, or step relationship".

14. A cottage must be occupied for not less than 14 days during the Camp Meeting Season (July 1 to September 2) by one or more of the leaseholders or by members of a leaseholders' family as set forth in Rule 13.
15. Leaseholders may rent a cottage for no more than 42 days during the period from April 1 to October 31. No rental is permitted from November 1 to March 31.
16. A person who is an approved leaseholder occupying a cottage other than the cottage on his or her leased lot shall not be deemed a tenant of that occupied cottage, if and as long as the person does not pay rent or provide other monetary or non-monetary consideration to the leaseholder of the lot on which the occupied cottage is situated or to any other person or entity in connection with such occupancy.
17. Each leaseholder must supply the MVCMA Office a working key to the locks on the leaseholder's cottage and out-buildings.
18. Leaseholders who are delinquent on any fee, assessment or fine (including interest) will not be issued a lease, parking permit or approval for construction, maintenance or landscaping.
 - a) A leaseholder who is not issued a lease may not use, occupy or rent the cottage situated on the leasehold, and notice of the suspension of the lease shall be posted on the exterior of the cottage.
 - b) The MVCMA will not approve a lease for transfer of cottage ownership until all delinquencies are satisfied.
 - c) Leaseholders who are delinquent in their payment of fees, assessments or fines may be subject to orders of no trespassing on MVCMA property.
 - d) Delinquencies in excess of one year will result in the loss of parking space(s) located on non-leased MVCMA property.
 - e) Renters of cottages owned by delinquent leaseholders will not be issued parking permits.
19. A leaseholder may apply in writing to the Committee on Residential Lease for a hardship exemption to timely payment of a lease fee or assessment. If granted, the leaseholder will be put on a mutually agreed payment schedule that discharges the debt to the satisfaction of the MVCMA.

RULES FOR LEASEHOLDERS

Leaseholders are subject also to the following rules, which may be accessed at mvcma.org [Community Info → Leaseholder Toolkit] or at the MVCMA Office:

- General Rules and Regulations
- Cottage Rental Rules for Leaseholders
- MVCMA Construction and Preservation Rules
- Cottage Ownership Transfer Rules
- MVCMA Trash Regulations