

Note to Potential Buyers/New Leaseholders

Buying a Campground Cottage in the Martha's Vineyard Camp Meeting Association (MVCMA) and becoming a leaseholder is a unique proposition. While a few cottages are for sale in a typical year, other cottages have never been sold and are held by the descendants of the original owners. Many cottages stay in the same family for several generations. Owning a cottage and being a leaseholder is a joy and a privilege, however ownership in the Campground differs from that of a typical island property.

These small Victorian cottages are unique in many ways and our community has thrived over the past 150 years because of the commitment of the 312 cottage owners to the mission of the MVCMA. Cottage owners support the MVCMA through their gifts, participation and volunteerism.

If you are considering purchasing a cottage and becoming a leaseholder, keep in mind the following:

- **Mission** – Buying a cottage means supporting the mission of the Martha's Vineyard Camp Meeting Association: *"To perpetuate our religious and historical heritage, engaging all in education and spiritual growth in a welcoming faith community."*
- **Commitment** - Owners agree to follow all rules & regulations, commit to being part of the community and to fully consider participation in the MVCMA programs and Sunday services.
- **Ownership** - You own your cottage and you lease the land lot occupied by your cottage from the MVCMA. The cottages are not deeded properties; ownership is transferred via a bill of sale. MVCMA can supply the cottage lot plan prior to the purchase of a cottage.
- **Lease Origination** - The Lease Origination Fee of 2% of the cottage purchase price is in addition to the 2% MV Land Bank Fee.
- **Annual Lease** - Your lease is renewed on an annual basis. Leases are renewed to cottage owners in good standing. The lease has conditions and lease violations are subject to fines.
- **Family Occupancy Requirement** -The cottages are intended to be occupied by a nuclear family and must be occupied by the family member(s) for 2 weeks of the 9-week season July 1 to Sept 2 of each year. Families return each year and often know neighbors for generations.
- **Certificate of Appropriateness** – The cottages are historical buildings and the cottage exterior cannot be modified without a Certificate of Appropriateness (COA) from the Architectural Review Committee of the MVCMA. Changes to the leased lot also require a COA.
- **Rental Limit** – Cottages may be rented or occupied by non-family members for a maximum of 6 periods of one week each from April 1 to Oct 31. Tenants are registered with the MVCMA office.
- **Quiet Hours** - Quiet hours are from 11 pm to 8 am and Sunday mornings. Neighbors are very considerate of each other as we live close together and cottage walls are just one board thick.
- **Construction** - Construction cannot take place during the season - July 1-Sept 2. Work hours when construction is allowed are 8 am to 6 pm, Monday to Saturday.
- **Parking Lot** - New cottage owners who do not have parking at their cottage may rent one parking spot typically located in a parking lot that is a 5–10-minute walk from most cottages.
- **Dogs** – Only leaseholders and leaseholder family members may have dogs. Dogs cannot be left unattended – if your dog is on the porch, you must be with your dog. Renters cannot have dogs.
- **Good Neighbor Policy** – Good neighbors take care to limit the noise and light generated by their cottage. We can't make a rule to govern every situation that might arise, so our Good Neighbor Policy calls on each of us to be considerate of each other.

For a full listing of the Rules & Regulations and the MVCMA Construction & Preservation Handbook, see the Cottage Owner page of the MVCMA website.