

**COTTAGE RENTAL RULES
MARTHA'S VINEYARD CAMP-MEETING ASSOCIATION**

It is the established philosophy and practice of the MVCMA that Cottage owners and their nuclear families shall occupy their cottages. It is the joint responsibility of the Directors and the Leaseholders to protect and preserve our heritage of religious observance and fellowship. This necessarily involves a close living arrangement with neighbors and other residents. An enduring association within our campground membership is only possible by having full occupancy of all cottages through the season by the cottage owners, their families and guests. When this is not possible, the owners may rent their cottages, but only in accordance with the following Rules.

GENERAL

RULE ONE: IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT OWNING A COTTAGE PRIMARILY FOR THE PRODUCTION OF RENTAL INCOME IS PROHIBITED AND IS CAUSE FOR THE TERMINATION OF A LEASE.

THE CAMP-MEETING SEASON

DEFINITION: The Camp-Meeting Season is defined as the period between July 1 and September 2 of each year. This ten (10) week season contains all of the scheduled Association activities and participation by persons residing on the Camp Meeting property is expected. Consistent with this expectation, when a cottage is rented, the cottage owner is obligated to select a tenant who shares a substantially similar belief in our community and who is willing to participate in and be associated with other Camp Meeting Association residents. The cottage owner is responsible to inform the tenant of the rules and regulations under which we operate and to secure their willingness to abide by them.

DEFINITION: A cottage owner and family shall be defined as any person who is a cottage owner, his or her spouse, the cottage owner's parents, or a spouse's parents, a lineal descendant of the cottage owner and his or her spouse, or a cottage owner's siblings. A guest or guests shall be defined as that person or persons, who, in the company of an owner and/or his or her family members, occupies a cottage. All other persons are deemed tenants. For the purposes of this rule a tenancy is not defined by the payment of or the expectation of a consideration in money or otherwise, but rather for the right to use and occupy the cottage in the absence of the owner and/or his or her family. For the purpose of these rules, a cottage owner occupying a cottage other than his/her own cottage shall not be deemed a tenant.

RULE TWO: A cottage owner and/or his family must occupy a cottage for a period of not less than two (2) weeks, or a majority part thereof, during the Camp Meeting

Season. Weekend use by an owner and/or his family during the Camp Meeting Season shall satisfy this requirement.

DEFINITION: Off Season shall be defined as those periods between April 1 and June 30, and between September 2 and November 1.

RULE THREE: During the period between April 1 and November 1 inclusive, no tenant(s), no succession of tenants and no intermittent tenants shall occupy a cottage for a sum of weeks in excess of six (6) weeks.

WINTER

DEFINITION: The period between November 1 and April 1 is defined as Winter.

RULE FOUR: During the period defined as Winter, there shall be no occupation of any cottage by a tenant. Winter occupancy of a cottage is permitted only by a cottage owner or such other persons as are not deemed tenants under the Definition contained in these rules.

TENANT REGISTRATION AND RENTAL FEES

It is the duty of the cottage owner to carefully select his or her tenants to assure that such tenants will be welcome in the community. It is expected that they will share similar beliefs and will participate in MVCMA activities as if they were in fact cottage owners.

RULE FIVE: Without exception, all tenants and persons accompanying tenants must register at the MVCMA Office at Trinity Park upon their arrival or not later than the next regular business day following arrival. Failure to register shall be deemed a breach of the lease covenant of the cottage owner and shall be penalized as provided herein.

RULE SIX: An owner whose cottage, or a portion thereof constituting a separate dwelling unit or apartment, is occupied by a tenant as defined herein, for consideration or otherwise, shall pay the sum of Fifty (\$50.00) Dollars per rental week or part thereof between April 1 and November 1 to the Martha's Vineyard Camp-Meeting Association.

RULE SEVEN: Failure of the tenant(s) to abide by the MVCMA Rules and Regulations shall result in the eviction of the tenant(s) and appropriate action by the Lease Committee or Board of Directors with the cottage owner.

The importance of this rule is paramount as it impacts upon the safety and security of all MVCMA residents. Violation of this rule will be dealt with harshly and without exception.

WHEN COTTAGE OWNERS ARE ABSENT

RULE EIGHT: A cottage owner agrees as part of his lease and under these rules and his lease to grant the MVCMA, its employees and agents a right to access an owner's cottage for the purpose of providing security to the premises and improvements to the leasehold and for emergencies. The owner also agrees and authorizes the MVCMA, its employees and agents, to eject by lawful means all persons who are not registered tenants and/or who are otherwise not invited guests upon the Camp Meeting Association grounds under color of permission by a cottage owner. All owners shall supply the MVCMA office with a working key to locks on their cottage for these purposes.

RENTAL VIOLATION REVIEW AND SANCTIONS

RULE NINE: The Lease Committee, acting on behalf of the Board of Directors, shall determine in all instances whether or not a violation of the Cottage Rental Rules has occurred. Notice of any alleged violation of the Cottage Rental Rules shall be given to the cottage owner in writing and when practicable by personal contact or telephone contact. The Lease Committee shall take appropriate action and where a matter can be settled through informal agreement and a cottage owner's voluntary consent to compliance with such rules as may have been violated, the matter need go no further. If the matter cannot be settled informally, the Lease Committee shall make recommendation that the Board of Directors impose sanctions for such violation or, as the case may be, for repeated violations.

RULE TEN: Violations referred to the Board of Directors shall be upon notice to the cottage owner through certified mail, return receipt requested, and also by regular mail. Notice shall be deemed received upon the return of such postal receipt signed by a cottage owner or any person authorized to accept such mailing. Notice shall also be deemed to have been received by the non-return of the regular mail notice sent. The notice shall identify the location, date and alleged violation and shall establish a place, hearing date and time to appear before the Board of Directors or any Committee or person authorized by the Board of Directors to take evidence and action or no action upon such violation or repeated violations. At such a hearing, evidence shall be taken before a person authorized to give oath or before a notary public and such hearing shall be recorded. After conducting a hearing, the Board of Directors, the authorized Committee or person shall determine whether an alleged violation has occurred and report the same to the Board of Directors for action or non action. If, during the conduct of the hearing, accord is reached in settlement of the controversy, the Board of Directors, its authorized Committee or person shall recommend that the accord be adopted; but, however, the Board of Directors shall not be bound thereby and may impose such sanctions as are deemed fit to correct the controversy.

RULE ELEVEN: Upon a finding that a violation of the Cottage Rental Rules has occurred, the following sanctions may be imposed upon the violator:

1. No action to be taken.
2. An imposition of costs incurred as a result of a violation, including MVCMA counsel fees.
3. A formal reprimand in writing which sets forth the specific acts required of the cottage owner to remedy the violation.
4. A suspension of the cottage owner's lease and notification which further sets forth the specific acts required of the cottage owner to remedy the violation and to reinstate the lease.
5. A revocation of the cottage owner's lease and order to either remove or to sell the cottage to another person who may be approved as a new cottage owner and lessee.

HARDSHIP

DEFINITION: Hardship shall be defined as the inability of a cottage owner and lessee to act in accordance with the Rules set forth herein as a result of conditions of employment, health impairment or financial embarrassment. Hardship exemption from the rules governing cottage rental shall not be granted upon a determination that the cottage owner seeks an advantageous financial posture through the rental of the cottage property where the cottage owner is financially able and elects to rent for convenience.

RULE TWELVE: Upon petition to and review by the Board of Directors, an authorized Committee or MVCMA counsel, a demonstrated hardship may be established and the Lessee may be permitted an exemption from compliance with the Rules governing Cottage Rental and occupancy for a period of up to one year. The cottage owner shall agree to be bound by the terms and conditions as may be determined by the Board of Directors, its authorized Committee or MVCMA counsel, with respect to the duration of the hardship exemption and any authorization to rent exempt from the rules. Except in extraordinary circumstances, no hardship exemption shall continue beyond one year from the date of the granting of an exemption. Continuance of such exemption beyond a period of one year shall require the approval of the Board of Directors only.

DOGS

RULE THIRTEEN: Dogs shall not be brought to or kept on the Camp Meeting property by tenants or their visitors.

**GENERAL RULES AND REGULATIONS
MARTHA'S VINEYARD CAMP-MEETING ASSOCIATION**

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 Lessee 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 their family, guests and/or renters.
3. All cottages must be quiet from 11:00 p.m. There shall be no undue disturbance at any time.
4. Yard sales as such 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 leased land, 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 kept on leashes at all times and not allowed to run free. Residents and guests of the Campground must clean up after their dogs. Residents are requested not to walk their dogs, even on leashes, in Trinity Park.
7. Each Lessee shall be responsible for his leased area being kept in proper condition. The Grounds and Maintenance Committee will take care of the rest of the Campground.
8. All Leaseholders own the individual sewage disposal systems servicing their cottages and businesses. Consequently, cesspool maintenance is the responsibility of the Leaseholder. 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 owner, if an unsatisfactory condition exists.
9. Covered containers for trash and garbage must be provided by the cottage owner and utilized for each cottage. Such containers are not to exceed a 20-gallon capacity. Rubbish is not to be scattered on the grounds. 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.
10. Lessees are required to keep their cottages in good repair and appearance.

Page 2 - General Rules...

11. No cottage or building may be placed on vacant land, nor may trees be cut or trimmed, without permission of the Grounds and Maintenance Committee. No cottage may be moved from the grounds without permission of the Grounds and Maintenance Committee and until all bills due the Association are paid.
12. All houses must be properly secured while vacant; if not, houses will be secured by the Superintendent and billed to the owner. A house will be considered properly secured if access cannot be gained except by key or by forceful entry.
13. All vehicles parked on MVCMA roads and parking areas must have a current MVCMA parking sticker or hang tag except during Tabernacle events. No vehicles may be parked on MVCMA roads overnight without an MVCMA sticker or hang tag. Vehicles may be parked overnight on Trinity Park circle from September 1 through June 30. Parking stickers and hang tags must be obtained at the MVCMA office. Speed limit for vehicles within the Campgrounds is ten (10) miles per hour.
14. No motorcycles are permitted in the Campground. This rule applies to mopeds if they are motor-driven. It does not apply to mopeds if they are pedaled in the Campground.
15. The Campgrounds will not allow boats, trailers of any kind, campers, or RVs to be parked on MVCMA property. Leaseholders' boats on trailers may be stored in Wamsutta Park from October 1 to June 1 as long as no maintenance is performed there. Parking spaces will be assigned by the General Manager and there will be no charge. Additionally, car top boats (canoes, kayaks, dinghies) may be stored at cottages in a manner that will minimize 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) shall not be allowed in the Campground except for deliveries to and servicing of cottages. No vehicles shall be allowed in the enclosed parks or circles except for immediate loading or unloading purposes.
17. Bicycles are not permitted on walks which are so marked. Skateboards and roller skates are not allowed to be used on the Campground. Parents are responsible for their children's observance of this rule. "Rollerblades" or in-line skates may be used, at the user's own risk, by Campground residents and guests, on the roadways under the same rules and restrictions as apply to bicycle use.

• 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 OFFICERS WILL BE APPRECIATED BY ALL.

Rev: 7/05

CONSTRUCTION RULES
MARTHA'S VINEYARD CAMPMEETING ASSOCIATION

OVERVIEW

A PERMIT FROM THE CAMPMEETING ASSOCIATION MUST BE OBTAINED BEFORE ANY CONSTRUCTION OR REPAIR WORK IS STARTED. REQUESTS FOR PERMISSION MUST BE MADE IN WRITING TO THE BUILDING AND GROUNDS COMMITTEE, AND THE ARCHITECTURAL REVIEW COMMITTEE, AND SENT TO THE CAMPGROUND OFFICE. A DESCRIPTION OF THE WORK TO BE DONE AND PLANS MUST ACCOMPANY THE REQUESTS. ABUTTERS MUST BE IDENTIFIED AND NOTIFIED OF YOUR PROJECT. A TOWN PERMIT IS REQUIRED IN MOST CASES AND YOU SHOULD CHECK WITH THE BUILDING OFFICIAL BEFORE STARTING ANY PROJECT.

CONTEMPLATED CONSTRUCTION IS SUBJECT TO ANY RESTRICTIONS OR MORATORIUMS IN EFFECT AT THE TIME OF APPLICATION, AND MAY BE SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. ALL WORK MUST BE DONE ACCORDING TO CODE, NATIONAL FIRE PREVENTION ASSOCIATION, UNDERWRITERS LAB RULES AND OAK BLUFFS BOARD OF HEALTH RULES. WORK MUST BE DONE UNDER PERMIT FROM THE TOWN AND BY LICENSED PERSONS WHERE REQUIRED. TOWN PERMITS WILL BE ISSUED ONLY UPON PRESENTATION OF MVCMA PERMITS.

BACKGROUND

We choose to live seasonally or year-round in this unique community which is listed on the National Register of Historic Places and has been granted Landmark status by The U.S. Department of the Interior. Therefore, we all have a special obligation to help maintain the character and improve the physical condition of the campground. In January 2002, taking steps to preserve the historic character of the campground, The Board of Directors passed a regulation to form The Architectural Review Committee as a sub-committee of Buildings and Ground and require architectural review and approval of all changes to the exteriors of all buildings.

Due to the environment and the age of the cottages, they seem to need constant maintenance. For all campground residents planning repair or construction projects on and around their cottages, it is necessary to obtain formal permission from the Building and Grounds Committee (B&G) and for external work, agreement from the Architectural Review Committee (ARC). After these OKs have been received, a Town Permit is necessary (for campground cottages, the approvals of the two committees are required before the Town will issue permits).

Also, leaseholders must inform all abutters of their plans for construction. Abutters are defined as a leaseholder residing on any lot that touches the leaseholders' lot and/or any

other leaseholders on surrounding lots that might be affected by the construction (to be defined by the General Manager). Please read the following rules carefully, get an application form from the Association Office, and ask the General Manager to develop a list of abutters. Send a set of plans to each of the abutters provided by the General Manager and ask them for their comments. These comments must be returned the MVCMA Office and will be reviewed with your plans by ARC and B&G. The General Manager will provide the committees' responses to you when the reviews have been completed.

TYPE OF WORK

- 1) Erection of all new buildings of any size and construction or replacement of fences.
- 2) Construction work on the outside of a building that will not change the size of the building or alter its structural appearance or affect its structural integrity. (This includes shingling of roof and sidewalls, renewal of deteriorated sash, trim, steps, railings, etc.)
- 3) Interior work that includes any changes in the structural frame of the building or any work that will enclose any wiring, gas piping, water piping, or heat pipes which are open.
- 4) Any construction or installations regulated by State or Local codes involving:
 - a. Chimney construction or demolition, installation of flues and vents from all cooking and heating appliances.
 - b. Installation of all gas, oil, and wood-burning equipment and all electrical wiring.
 - c. Installation, construction or reconstruction of any septic tank, leaching field, or hookup to the Town sewer system
- 5) Construction work on the outside of the building that will change the size of the building including the existing footprint.

SPECIFIC CONSTRUCTION RULES

- 1) Due to the small lot sizes in most of the Campground, expansion of any and all cottages must be controlled to 5% of the area of the preexisting footprint in place before January 1, 2000. This expansion calculation may include original or preexisting porches but not include post-2000 porches or decks. However, in some specific instances where the historic nature of the building would not be compromised, a somewhat larger expansion may be possible. If the specific lot size permits, a proposed expansion exceeding 5% will be considered. Any proposed expansion beyond 5% will require the review and a two-thirds majority approval of both Building and Grounds and Architectural Review Committees. No expansions over 10% will be allowed. Expansions phases are cumulative. The square footage of successive expansions must be totaled and compared against the initial footprint calculation.
- 2) No expansion falling within a ten-foot radius of the center of any cesspool is allowed unless permitted by the Town after the cottage is connected to the Town sewer system.
- 3) No expansion may be built closer than 2 1/2 feet from the lot line. This includes a second floor built over an existing first floor.
- 4) Any expansion of the second floor with overhangs outside the basic footprint will be considered to be an expansion of the original footprint and must comply with Rule 1.

- 5) Fences must not exceed four feet in height and must be approved both for design and material by the ARC, and for placement by B&G prior to erection through the permit process. If an existing fence is replaced, the replacement fence can not exceed four feet in height.
- 6) Garden sheds are limited to 64 square feet in area.
- 7) No vinyl or vinyl clad products of any type will be allowed anywhere in the Campground.
- 8) To meet the Town and State fire safety codes and the new Town of Oak Bluffs Building Inspector's requirements, a one-hour "fire suppression assembly" must be used on any exterior surface when any portion of that surface is five feet or less from an existing building. This applies to any work from replacement of a few damaged shingles to a full wall reshingling or rebuilding project.

WHAT WORK IS PERMITTED AND WHEN DURING THE YEAR

JULY AND AUGUST

- 1) Quiet repair work, such as painting, not requiring MCVMA or Town permits is permitted if done by the cottage owner between 10:00am and 4:00pm Monday through Saturday and not causing undue hardship on neighbors. Power tools are not allowed.
- 2) Work by contractors (or owners if qualified) of a quiet nature (such as installation of heaters, stoves, wiring or painting) of an emergency nature only. Power tools are not allowed. (Work requires a SPECIAL JULY AND AUGUST PERMIT from the MVCMA in addition to Town permits where required.)
- 3) Emergency work, including the repair of leaking roofs, broken windows, failed plumbing, etc. (work requires a SPECIAL JULY AND AUGUST PERMIT from the MVCMA in addition to Town permits where required.)
- 4) No Sunday work will be allowed during July and August.

JUNE AND SEPTEMBER

- 1) Construction work may be done between the hours of 8:00 a.m. and 6:00 p.m. or sunset, whichever is later, Monday through Saturday only.
- 2) Quiet repair work, such as painting, not requiring MVCMA or Town permits done by the cottage owner and not causing undue hardship on neighbors is permitted between the hours of 12:00 noon and 6:00pm on Sunday. Power tools are not allowed.

OCTOBER THROUGH MAY

- 1) Construction work may be done between the hours of 8:00 a.m. and 6:00 p.m. or sunset, whichever is later, Monday through Saturday and between the hours of 12:00 noon and 6:00 p.m. on Sunday.

PERMIT PROCESS

Leaseholders desiring to alter or repair their cottages must receive approval from Buildings and Grounds (B&G) and Architectural Review (ARC). Subsequently, a permit may be issued by B&G/ARC, which the leaseholder will then submit to the Town of Oak Bluffs for a building permit. An MVCMA Building Permit sign is to be posted at the construction site. It will be issued by B&G/ARC. It must remain in place until the project is completed.

Application Instructions and Guidelines

No building or structure* can be altered, erected, demolished, or removed and no commercial sign be displayed before approval of the B&G and ARC is secured.

ARC rules apply to exteriors only.

* NOTE: A "building": is defined as "a combination of materials having a roof and forming a shelter for persons or property." A "structure" is defined as "a combination of materials other than a building or sign such as a fence or wall".

Application Procedure

For a timely response by the Committees, it is necessary for all committee members to receive application information in a manner that allows prompt review and comment. Also, by necessity, the committees meet in the off-season via e-mail to review such requests. Therefore, information needed from applicants is as follows:

Information needed from applicants:

1. Name of leaseholder(s) and MVCMA address of property
2. A brief description of project
3. Measured scale drawings of proposed project
4. Upon request, three full sets of construction drawings as well as a full set of PDF files (Adobe Acrobat) suitable for email on CD or floppy. Site plans showing existing buildings, trees and structures, and proposed changes, including changes to abutting buildings and structures. Elevations including all features and exterior finishes.
5. Upon request, digital photographs of the existing building or structure showing location of proposed changes. Photographs will be used to compare pre- and post-construction details and will be kept on file.
6. A listing of all exterior materials to be used and their locations

The process is as follows:

1. Submit an application for review by B&G, and ARC, (available at the MVCMA Office) to the association office giving at least 30 days to review and reply (an emergency repair can be approved within 24 hours).
2. Contact all abutting leaseholders as determined by the MVCMA Office. Secure comments and send copies of responses to MVCMA Office. If no comment is received from an abutter within 15 days, it can be assumed that there are none. The 30-day approval timetable clocks will start when abutter comments are received in the Campground Office.

3. Following a possible - site visit, meeting with cottage owners, or discussion with builders/architects - a written determination will be sent to the cottage owner. The determination can range from "approved", "approved with conditions" or, in a worst-case situation "denied". In the case of a denial, every option and possibility will be explored with the cottage owner before a final denial is issued. Then, if a leaseholder wishes, an appeal may be filed with the MVCMA Board of Directors within 45 days of the date of the denial. The Directors will review the appeal at the next regularly scheduled Board Meeting. The Board of Directors will make the final decision.
4. An MVCMA permit is good for one year from date of issue. For large projects, once begun ARC may keep the application open for longer than one year to review possible changes if the cottage owner wishes to alter plans during construction. However, if, after one year the project has not been started a new permit is required.
5. Once the MVCMA permits are issued, application for Town permits is usually a relatively easy process.
6. B&G and ARC may take up to one month for review of a complex project. Please take MVCMA work rules and seasonality into consideration and plan accordingly.

Your application can be expedited if photographs, scale drawings (usually rough not-to-scale drawings are not sufficient) and other explanatory material accompany the initial application. If outside changes are planned, please talk with your neighbors.

A file will be maintained on each address showing the history of permit requests and footprint alterations.

ARC will keep applications open during construction so that changes from the original approved plans may be made if necessary. (ALL changes from original plans need prior approval.)

Any projects initiated and/or completed without prior approval of the ARC and B&G Committees may be ordered removed by the MVCMA. Final decision may be rendered by the whole MVCMA Board if no agreement is reached among applicant, ARC, and B&G.

An application must be submitted for ANY work on the exterior of a structure or building including but not necessarily limited to the following:

- | | |
|-------------------------------------|---|
| Additions/Demolitions | Central or through-wall air conditioners |
| Chimneys and chimney caps | Construction of a building or other structure |
| Exterior doors | Fences or walls |
| Garden houses/storage units | Mechanical and plumbing vents |
| Roofing | Siding |
| Storm windows/doors/screens/awnings | Skylights |
| Windows | Decks |
| Walks and Driveways | |

IF YOU ARE UNSURE IF AN ITEM NEEDS CERTIFICATION, PLEASE CHECK WITH THE ARCHITECTURAL REVIEW COMMITTEE BEFORE STARTING WORK OR ORDERING OR INSTALLING ANY MATERIALS.

Some further explanation of terms follow below:

Air Conditioners Window-mounted air conditioners installed in side or rear windows are regarded as temporary and require no permit. However, if neighbors object to operational noise, the Buildings and Grounds Committee reserves the right to order re-location, removal or operational restriction of the unit. Window units in front windows will not be approved. So-called "through the wall" mountings will not be approved. Outdoor unit placements for central A/C or heat pump systems must be approved in advance by ARC and screening may be required for visual reasons, noise abatement purposes, or both.

Chimney caps If required for safety, caps must be of a type approved by the Massachusetts fire code and should not be metal cage type.

Doors Door placement must be pre-approved. Doors must be of types reflecting the architectural heritage of the Campground. No sliding glass doors are allowed.

Fences Generally approved types of fencing include wood post and rail and wood picket. Fencing is limited to four feet in height. Wire, plastic, or other non-authentic types of fencing will not be approved. Surrounds for outdoor showers must be pre-approved.

Garden houses and storage sheds Garden sheds must be of wood, may not exceed 64 square feet in footprint area and must comply with placement and setback guidelines established by the Buildings and Grounds Committee. Applicants should consider others' views and sightlines and consider neighbors in both design and placement. Metal, plastic, or unfaced plywood or chipboard are prohibited for exterior surface material. Design and placement must be pre-approved by the Architectural Review Committee.

Gingerbread Design of so-called "gingerbread" trim should match that found elsewhere on the building. If none there, then decorative trim should be of design and size of original trim found elsewhere in the Campground. Please submit drawing, tracing, or sample of proposed design with application.

Heaters and heating vents No "through-the-wall" heaters will be approved if visible from the front of the cottage or from major visible portion of the building. This primarily affects electric heat pumps. While venting into existing masonry chimney is preferred, some gas or oil heaters of newer types may be vented through the side or rear walls or roof, depending on codes and proximity to neighbors' homes. Please submit plan and detailed information with application.

Mechanical and plumbing Vents may not come through front walls. Required vents through roof must be painted flat black. Exhaust fan vents will be reviewed, considering visual, noise, and odor effects on neighbors and the Campground in general. Please consider these effects as you plan your project.

Paths and driveways Scale plans must be submitted. Also, please indicate surfacing material. New shell will not be permitted except in winter due to offensive odor and drawing of animals and vermin to the site.

Porch railings Railing heights on porches on the first floor, when replaced, should conform to the original. On balconies, if railings are removed, the State requires a 34" rail height. However, the B&G and ARC Committees have been working with the new Town Building Inspector and he has granted an exemption to this requirement for cottages in the Campground. While it is now acceptable to retain the original low rail height, the safety of leaseholders and their guests should be of paramount concern. It is the responsibility of the leaseholder to install locking doors and other safeguards to prevent accidents.

Roofing Wood shingling while appropriate has too many risk factors associated with it to be practical. Various asphalt or composition materials can be acceptable if submitted samples are approved.

Siding Vertical tongue and groove random-width boards with or without beveled or shaped-edge battens are appropriate. Cedar shingles are also generally acceptable. For other materials, samples must be submitted for approval prior to installation of the material. Vinyl, metal trim, asphalt and asbestos siding are not approved. In circumstances where any portion of a new wall is five feet or less from an abutting building, the Town Building Inspector requires a "fire assembly".

Cement shingles such as Hardishingle® Siding as well as 5/8" DUROCK® as an underlayment to cedar shingles have been approved by the Town Building Inspector and may be used. The building overhang must also be protected and Hardie trim, fascia and soffit or other cement-based products may be used in this application. This is the only location on a building in the Campground where HardieShingle and non-wood products are acceptable and use must be approved in advance. At the point where a wall angles away from an abutting cottage by more than five feet, conventional cedar shingles may be used. A vertical trim piece separating the HardieShingles from the cedar shingles may be used for aesthetic purposes if desired. Sheet rock on interior walls is also an acceptable "fire assembly", but it must completely cover all wall surfaces, studs and other supporting members

Signage Commercial real estate for sale signs not to exceed 12" square may be displayed on or about the subject property for a period not exceeding two weeks beyond either the listing contract or sale of the property. No more than one sign shall be attached to or appurtenant to any property at any one time. This rule will not apply to commercial leaseholders directly. Commercial leaseholders must submit signage plans to The Architectural Review Committee and the Commercial Lease Committee.

Skylights Skylights visible from the front are prohibited. A small (less than two feet square) skylight on a rear slope of a roof may be allowed depending upon overall visual impact.

Satellite Dishes A Satellite Dish installation location must be approved in advance. A Dish must be concealed from the view of passersby on roads or paths in the front, sides or back of the cottage.

Street Numbers The Fire Department of Oak Bluffs wishes residents to affix prominent street numbers to their buildings to aid in rapid location of fires and deployment of firemen. Please make sure that your cottage is numbered. If questions arise as to the name of the street or number of the cottage, please ask at the Office.

Windows Windows applied to new additions or pre-existing construction must be of style and configuration found on the original cottage. Plastic, metal or other materials will not be approved. Replacement of shaped-top windows such as ogive arches found in the Campground, with matching hood moldings must be in kind. In such cases, rectangular replacements will not be approved. The ARC will try to assist leaseholders in finding sources for appropriate replacements in cases such as this.

MARTHA'S VINEYARD CAMPMEETING ASSOCIATION

Application for Building Permits and Certificates of Approval from Architectural Review Committee

Leaseholder(s): _____

Leaseholder(s) Campground Address: _____

Leaseholders E-mail Address: _____

Island Telephone: _____ Off Island Telephone: _____

Applicant (if not owner): _____

Applicants Address _____

Applicants E-mail Address: _____

An application is hereby made for issuance of an MVCMA Building Permit and Certificate Of Appropriateness from the Architectural Review Committee:

Addition: _____ Alteration: _____

Construction: _____ Demolition: _____

Fence: _____ Re-Roofing: _____

Re-Siding: _____ Signage: _____

Other: (see scope): _____

Description of proposed work (use other side if necessary):

I certify that I have read the "Application Procedures of the Architectural Review Committee" and that I will conform to all applicable provisions and conditions.

Signature of Applicant: _____ Date: _____

APPLICATION

TO THE MARTHA'S VINEYARD CAMP-MEETING ASSOCIATION
P.O. BOX 1176
OAK BLUFFS, MA 02557-1176

DATE: _____

I desire to lease lot(s) No. _____
on the grounds of the Martha's Vineyard Camp-Meeting Association, in Oak Bluffs.

Name(s): _____

Address: _____

Occupation: _____

Number in family: _____; Adults: _____ Children _____

Telephone: _____

.....
The cottage on said lot(s) will be occupied only by myself and my family except as from time to time may be permitted by the rules of the Association.

I enclose three letters of reference as follows:

Clergy Reference: Name: _____

Address: _____

Personal Reference: Name: _____

Address: _____

Personal Reference: Name: _____

(From Leaseholder if possible)

Address: _____

I have read the conditions of the Association lease and the rules and regulations enumerated therein and understand that if I become a leaseholder, I shall be subject to the same. I understand that I cannot occupy the premises until I have received a lease from the Association.

Signed:

Interviewed By:

Approved:

Not Approved:

M. V. CAMP-MEETING ASSOCIATION

TRASH REGULATIONS

CHARGE will be \$3.00 per sticker. One (1) sticker will cover one (1) 20-gallon barrel or equivalent amount of trash in a plastic bag. You will need to use one and one-half (1-1/2) stickers if your barrel is a 32-gallon size, etc.

ALL TRASH in all areas of the Campground should be out by 8:00 A.M.

ALL TRASH must be placed in tied plastic bags in the barrels.

STICKERS are available at the Museum during the summer and at the Office all other times. The stickers should be placed on the top bag in the barrel, **NOT** on the cover of the barrel itself.

ON TRASH DAYS (Mondays only during September thru June / Mondays and Thursdays during July and August), leave your rubbish at curbside at the nearest point of pickup for the truck. If your rubbish is left out prior to trash collection days, **IT MUST BE IN A COVERED AND SECURE CONTAINER.**

NO CAMPGROUND PICKUP will be made of appliances, construction material of any kind, lumber, plumbing fixtures, mattresses or any items for which there is a specific charge at the landfill. (Items left out with the trash will be picked up or not picked up according to the collector's discretion as to what is considered acceptable household trash at the landfill.

LANDFILL hours fluctuate, so you should check with the Oak Bluffs Board of Health, 693-5502 for current open days and times.

APPLICATION

TO THE MARTHA'S VINEYARD CAMP-MEETING ASSOCIATION
P.O. BOX 1176
OAK BLUFFS, MA 02557-1176

DATE: _____

I desire to lease lot(s) No. _____
on the grounds of the Martha's Vineyard Camp-Meeting Association, in Oak Bluffs.

Name(s): _____

Address: _____

Occupation: _____

Number in family: _____; Adults: _____ Children _____

Telephone: _____

The cottage on said lot(s) will be occupied only by myself and my family except as from time to time may be permitted by the rules of the Association.

I enclose three letters of reference as follows:

Clergy Reference: Name: _____

Address: _____

Personal Reference: Name: _____

Address: _____

Personal Reference: Name: _____
(From Leaseholder if possible)

Address: _____

I have read the conditions of the Association lease and the rules and regulations enumerated therein and understand that if I become a leaseholder, I shall be subject to the same. I understand that I cannot occupy the premises until I have received a lease from the Association.

Signed: _____

Interviewed By: _____

Approved: _____

Not Approved: _____

The camp meeting movement in the United States began in Kentucky and Appalachia before the 1820s as religious vehicles that were also important as social gatherings. They were held annually in a particular district where participants would travel 50-100 miles to attend. Camp meetings were first introduced by Presbyterians but soon after included Baptists and Methodists newly converted by the teachings of John Wesley. In no time at all Methodists of New England began to hold their own camp meetings. The first camp meeting in Cottage City

was held in 1835 and the gatherings grew as steamboats brought companies from New Bedford and Fall River, Massachusetts and Providence, Rhode Island. The development of Cottage City is credited to its success as having the largest Methodist Camp Meeting Association in the world. For that one week in August of 1835, nine men from nearby Edgartown decided to separate themselves from the comforts of the town to head into the woods to find a place where they could pray. This place, the headland of East Chop, full of tall oak trees and overlooking Nantucket Sound, is where they pitched their tents. They found that the event was so "invigorating" to the spirit that they returned the next year. Soon a few mainlanders joined them, and some fell in love with the beauty of the land and water, and the healthful saltiness of the air. They too began to come back year after year.



Within a generation, the annual Martha's Vineyard Camp Meeting was the most famous Methodist revival meeting in the country, and gingerbread cottages were rising up on the wooden platforms where the participants first used tents during the meetings. Visitors arrived by the thousands from all over New England to watch the religious spectacle in what was coming to be known as the 'Cottage City' of America. In the summer of 1863, it was still possible to wander through this wilderness of oak and meadow on the old Camp Ground and see not a single permanent building. Ten years later the oak and meadow were gone and soon, a village would have to be built in order to house the faithful.

Around 1872 the town today known as Oak Bluffs was built. The town encircled the original Camp Ground where the cottages now stood as the main street around the grounds was called Circuit Avenue. Contrary to the spiritual pursuits of the original members, the town around the Camp Grounds was quickly becoming a bustling, commercial place. The participants of the Camp Ground attempted to separate themselves by building a picket fence between them and the expanding town, and the interior remains today a place of peace and tranquility.

Before the town of Cottage City was incorporated in 1880, it was still considered a part of Edgartown but the inhabitants were trying to separate themselves legally from Edgartown, which it felt was taking tax money and offering little or nothing in the way of services in return. Finally, in 1880, Cottage City became official but eventually, the name would be changed again, this time to Oak Bluffs in 1907.