



West Chazy Holiness Campmeeting Association, Inc

The Heritage Handbook PART II

POLICIES FOR COTTAGE OWNERS and MEMBERSHIP

MEMBERSHIP APPLICATION

Please contact the [Secretary](#) for a Membership application or click the link at the bottom of the Home page on our website. WCHCA.org

MEMBERSHIP

Individual Membership fees must be paid by April 1 of each year
Membership is a requirement for owning a cottage or leasing a Lot.

LOT LEASES

The Provision of a lot lease at the WCHCA Campground is to provide privately owned housing for individuals and families to attend the various programs provided by WCHCA. It is understood that the holder of a lot lease continues to be an active and contributing MEMBER in the financial, spiritual, and physical life of WCHCA camp programs by participating and volunteering as able.

- a. Leases are renewable on an annual basis.
- b. Annual Lot lease payment shall be postmarked by June 10 of each year. Payments for Future lease years will be credited to your account. A 5% deduction if paid before March 1 of each year.

NOTE: The initial \$25 Membership fee is credited toward your first Lot Fee,

- c. If your lot lease is not paid by June 10, a Return Receipt letter will be mailed by the Treasurer and a response must be made to the Treasurer within 30 days. Within that letter, the Treasurer will notify the lot leaseholder that if no response is received, the Association will assume the lot leaseholder does not wish to retain the cottage/lot. If after one (1) year of nonpayment of the lot lease, the lot lease will be terminated. If financial hardship exists, arrangements may be made through the Treasurer to pay in full the delinquent Lot Lease **and** the following year's lot lease by the June 10th deadline.

Adopted July 2, 2011; Annual Meeting of the Association.

- d. The Annual Lot fee **includes 2 free memberships per lot** and a total of **50 Days of Usage**. It is suggested:

3 Days ~ Memorial Day weekend
2 work days in Spring



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- 8 Family Camp days
- 2 Men's Retreat
- 2 Ladies' Retreat
- 2 Adult Retreat
- 2 Married Couple's Retreat
- 2 Cottage Owner's weekend
- 2 Work days in the Fall
- 25 Personal Days-to be used as desired

TOTAL OF 50 DAYS

For each day thereafter is a \$10.00 fee. This is on an Honor system with all monies directed to the Treasurer. All monies are non-refundable.

e. This lease shall expire if a habitable dwelling is not established on this lot within three (3) years. The lessee may apply for lease renewal at the discretion of the BOD.

PROVISION: If the dwelling is not habitable (*with electricity, running water, and structurally sound*) the Leasee shall, if needed, have access to a motel room or RV Lot for one (1) season to the date of purchase, free of charge, to work on their cottage. (Adopted May 2021).

f. This lot lease is not transferable. If the dwelling is to be sold, the lot lease needs to be Up-to-date and not in arrear, and the purchaser, if not currently a member must first apply for a membership, and pending BOD approval, must apply for a lot lease before the sale.

g. In the event of the lessee's death, WCHCA BOD desires that a family member or a named beneficiary should have 1st option to retain the remainder of the lease; subject to being a member of WCHCA and the approval by the BOD. If no family member or a named beneficiary steps forward in 60 days, the WCHCA will reclaim the cottage/lot to use at their discretion.

h. A lot lease may be revoked at any time for failure to comply with WCHCA rules and regulations stated in this Handbook

i. The lot lease may also be revoked **if** the WCHCA votes to close the camp or sell the property.

NOTE: When a member is deemed unable to live independently and incapable of self-care, she/he



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will be notified in writing of the decision of WCHCA BOD, at which time they will have 60 days to transfer the member's lot lease; subject to being a member of WCHCA and the approval by the BOD.

LOT LEASE AGREEMENTS AND COTTAGE TRANSFER applications shall be filed with the WCHCA Secretary.

PURCHASING WCHCA-OWNED COTTAGE CONTACT the CAMP REALTOR -She/He will be the intermediary between the purchaser and camp-owned cottages (BOARD).

LEASING AN EMPTY LOT CONTACT the CAMP REALTOR for Information and direction. There shall be no RVs or Trailers placed on Lots

COTTAGE AND LOT STANDARDS:

- a. Cottage must be painted or stained as needed.
- b. Garbage and trash shall be properly disposed of in a timely fashion so as not to attract wild animals. There are two (2) dumpsters to be used;
- c. The surrounding area outside of the building and lot must be maintained and clear of debris. (If you need assistance with removal please ask)
- d. Leaves and brush will need to be raked into piles at the roadside PREFERABLY in the Autumn, and at the latest by the end of the Memorial Day weekend.
- e. All new construction and/or building projects to existing build (ex. Additions) or changes to the footprint of existing structures must be presented to the Trustees for prior approval.
- f. All newly built/relocated cottages shall be placed on cement piers.
- g. All newly purchased/built/renovated cottages shall be equipped with a 100-amp electrical entrance.
- h. No construction nor improvements shall be done on Sunday or during camp Worship service time.
- i. All propane water heaters must be vented to the outside.
- j. Sewer line hook-ups into the Main system shall be overseen by a representative of the BOD.
- k. Be sure to shut off the main breaker to your electrical circuit breaker panel when no one is staying in your cottage, and at the end of the Season.
- l. Every cottage must have a working fire extinguisher, a working carbon monoxide, and



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working smoke detectors.

m. Trailers and RVs shall be seasonal only.

n. Following the Pet Policy guidelines as it pertains to you & your cottage visitors is also expected..

I will abide by all other guidelines as stated in the WCHCA, Inc. Handbook

I have read, understood, and agree with the preceding expectations.

NAME

DATE

NAME

DATE

Please return this page to the Secretary.