



# WEST CHAZY HOLINESS CAMPMEETING ASSOCIATION, INC.

## LOT LEASE AGREEMENT

In consideration of the payment of the current annual fees as established by the WCHCA we, the Board of Directors, on behalf of the West Chazy Campmeeting Association, do hereby lease Lot number \_\_\_\_\_ on \_\_\_\_\_ Way to \_\_\_\_\_ for a period of 25 years from this date \_\_\_\_\_ and subject to the following:

It is understood that the holder of this lease is a member in good standing with the Association and continues to be active in the physical, and spiritual life of the camp and its financial support. It is also understood the holder(s) of this lease will abide by the expectations established by the West Chazy Holiness Campmeeting Association, Inc.

**Lots:**

This lease shall expire if a habitable dwelling, approved by the WCHCA Board of Directors, is not established on this lot within three (3) years. The leasee may apply for renewal of the lease at the discretion of the Board of Directors.

**Transfers:**

This lease is not transferable. If the dwelling is to be sold, the purchaser must apply for a lot lease before the sale.

**Renewals:** Please check one of the following

\_\_\_\_\_ In the event of my death, it is my desire that \_\_\_\_\_ should have 1<sup>st</sup> option to retain the remainder of the lease, subject to the approval by the Board of Directors.

\_\_\_\_\_ In the event of my death, it is my desire that the WCHCA, Inc. reclaim my cottage to use at their discretion

At the expiration of this lease, it may be renewed by the leasee or by his/her heirs, providing such heirs are members of good standing with the West Chazy Holiness Campmeeting Association and therefore active in the spiritual life and financial support of the WCHCA, Inc. All renewals shall be subject to the annual lease fee as established by the WCHCA, Inc. at the time of renewal.

**Revocation:**

This lease may be revoked at any time for failure to comply with West Chazy Holiness Campmeeting Association Expectations (See page 2 of Lease Agreement). The lease may also be revoked **if** the WCHCA votes to close the camp or sell the property.

Signed \_\_\_\_\_, Leasee Date \_\_\_\_\_

Signed \_\_\_\_\_, Leasee Date \_\_\_\_\_

Signed \_\_\_\_\_, Secretary Date \_\_\_\_\_

Signed \_\_\_\_\_, Treasurer Date \_\_\_\_\_



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### Cottage Owners and Lease Holders' Policy

The Provision of a lot lease at the WVCHCA Campground is to provide housing for individuals and families to attend the various programs provided by WVCHCA. 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 WVCHCA 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

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.



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

**PROVISION:** If the dwelling is not **habitable (i.e. with electricity, running water, and structurally sound)** the Lessee 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/lot. (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 arrears and the purchaser must first apply for a membership; following BOD approval, and 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 the WCHCA 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 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.



I will abide by all other guidelines as stated in the WCHCA, Inc. Handbook.  
I have read, understood, and agree with the preceding expectations and this policy agreement.

Signed \_\_\_\_\_

Date \_\_\_\_\_