

United Church Camp Meeting Association

Camp Grounds at Berwick, Nova Scotia



PRIVATE COTTAGE POLICY

As revised and adopted April 12th 2008

PRIVATE COTTAGE POLICY

From the bylaws of 1949: *All persons who own or shall own a cottage on the Camp Grounds shall have the right to sell or bequeath the same to persons approved by the Board of Directors.*

It shall be the duty of all owners of cottages to keep them in good repair and painted.

If a cottage owner should be unable to attend any particular Camp Meeting, he should give timely notice of the fact to the Board and, in such case, the Board may permit any suitable person attending the Camp Meeting to occupy such cottage on payment of a reasonable fee which shall be duly credited to the owner's account.

If any cottage is unoccupied for more than two consecutive Camp Meeting seasons, the board will have the power to take over the said cottage and rent it until such time as the owner again wants to occupy it. The rental in the interim will go to the Association."

Ownership

- **Private Cottage Owners have the right to pass their cottage on to family members.**
- **Private Cottage Owners wishing to sell their cottage to a non-family member must give the Association first right of refusal to purchase the cottage.**
- **All cottages built from this date (2007) will be Association cottages**
- **It is the owner's responsibility to inform the Association of the name of a current contact person for the cottage.**
- **If the owner of a private cottage wishes to transfer ownership to the Association, the owner and family may, if they choose, maintain occupancy privileges which includes the right to return to said cottage when the situation permits if circumstances have prevented them from attending Camp and using the cottage for a number of years.**

Maintenance

- Private Cottage Owners are required to keep their cottages in a state of good repair so that they are safe and do not adversely impact the appearance and safety of the encampment.
- In instances where Private Cottage Owners do not maintain their dwellings in a safe, useable and respectful manner, the Association has the right to require repairs before the next encampment. If the owner does not carry out the requested repairs, the Association has the option to affect the repairs and invoice the cottage owner. Failure to pay the invoice would result in further action by the Association to assume ownership of the cottage.
- Whenever possible Private Cottage Owners will be advised at least 6 months prior to camp opening if major maintenance is required.
- Private Cottage Owners are responsible for opening and closing their own cottages including draining their own water systems.

Usage & Availability to The Association

- If a Private Cottage Owner is unable to attend Camp Meeting, they may assign the cottage to a person of their choosing and so indicate on the registration form. If the owner is unable to attend for an extended period of time, the owner may grant permission to the Association to assign the use of the cottage to an approved party for a fee levied according to the current fee structure. The owner may return to their cottage when circumstances permit. Private ownership will be maintained during such absence.
- Failure to use the cottage for two years in succession, or to make it available to the Association to rent, may result in a move by the Association to assume ownership.
- The Association requires a full Camp accommodation fee to be paid for all private cottages .
- When a Private Cottage Owner makes their cottage available for rental by the association for the Camp Meeting or for other rentals, they shall receive the rental fee received by the Association.

Fees

- Private cottage accommodation fees charged to the Owners shall be \$50 (fifty dollars) less than the fee for association cottages of the same category

Access

- Private Cottage Owners may make an appointment through one of *the Local Arrangements Coordinator OR Property and Grounds Chair OR an individual named by the Executive* to enter the grounds to conduct maintenance (minor/major) at any time Camp employees are present except when the Camp is rented.

Insurance

- Private Cottages are not covered under the Association's insurance policy. Private Cottage Owners must have liability insurance of at least one million dollars on their cottage and provide proof of that coverage to the Association.