

OCCUPANCY PERMIT

PERMIT FOR COTTAGE OCCUPANCY ON LAND OWNED BY ETNA SPIRITUALIST ASSOCIATION

Cottage Owner(s):

Cottage Address:

Map: 9, Lot:

This Occupancy Permit outlines specific rules and regulations that ESA cottage owners need to familiarize themselves with and adhere to while owning a cottage at Camp Etna.

- Annual Lot fees are due by March 1st each year and are to be paid to the Treasurer. Any member who has made payment arrangements must pay in full by the Annual Members Meeting to have voting privileges at the meeting.
- Cottage owners must apply in writing to the ESA Board for authorization to build any structure and/or addition to their existing structure.
- Cottage owners must maintain/preserve their property. In the event of owner neglect, the Board will notify you in writing that they will need to make repairs necessary for the preservation of said property. Any such monies the Board has to spend to preserve the property shall become a lien on the property and must be paid prior to any transfer of ownership.
- Any fees (lot fees and/or maintenance assessments) unpaid for a 1 year period shall subject the owner to loss of his/her personal property. Owner shall be given a 60-day notice and if not remedied, ownership of cottage shall revert to ESA.
- No cottage owner shall be allowed to keep more than two (2) pets. All dogs must be kept on leashes at all times when on the grounds of ESA. Owners shall clean up all dog droppings. All pets must be kept under control at all times. Any dog that is repeatedly off leash or not kept under control will NOT be allowed to remain on the grounds.
- No firearms shall be discharged on ESA property.
- No excessive noise before 8am and after 10pm.
- Any structure that has/had wheels and/or axles otherwise known as a mobile home or trailer will not be approved or allowed to be used as a camp/cottage on any ESA owned lots.
- Any number of members living together in the same cottage as their primary residence may own no more than 1 additional cottage.
- It shall be prohibited for anyone to drill a well on any land owned by ESA without written authorization of the Board.
- It will be unacceptable to install a new septic tank and/or drainage field without written authorization of the Board.
- No cottage owner shall have control or jurisdiction over any property or land situated more than 7 ½' from the sill of his or her structure.
- All cottage owners must keep the grounds/area within 7 ½' of their cottage clean of debris and hazardous waste at all times. No trees can be planted within 7 ½' of the cottage.
- Cottage owners are free to landscape within 7 ½' of the sill of their cottage. Drainage ditches near cottages are to be kept free of debris and plants that could interfere with the flow of water runoff.
- All trash left outside a cottage shall be kept in closed containers to prevent the scattering of trash by wind and/or animals. Trash left at the top of Pond Street for weekly pick up shall be kept in town approved trash bags and placed in the ESA Trash/Recycling Shed. Town approved trash bags can be purchased from the Town of Etna or from the Etna Village Variety store.

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- No member can plant, landscape or place ornaments on ESA common grounds without approval. Any member who wishes to plant bulbs, plants, bushes, trees, etc. on ESA common grounds must submit their proposal intentions to the ESA Grounds Committee.
- Any inheritor of a member's cottage(s) who wishes to become a member of ESA must meet all membership requirements. Prior to acceptance for membership, the inheritor may use and occupy the cottage(s) by abiding to ESA's Constitution, Bylaws, and Regulations. Written proof of legal ownership of the cottage(s) must be submitted to the Board.
- Any inheritor of a cottage(s) who does not intend to join ESA must sell, remove or donate the inherited cottage(s) within one year in order to prevent neglect and decay of the property. The inheritor may avoid this action by employing someone to care for the cottage(s) and grounds while awaiting transfer of ownership. The inheritor will be responsible for lot fees until the property is sold.
- A cottage owner who plans to sell a cottage must inform the prospective buyer that only Spiritualists who are ESA members may own and occupy cottages on ESA land/property. The seller must disclose in writing any past due lot fees and/or liens owed to ESA. The owner shall obtain an ESA standard Bill of Sale that will be used as the Contractual Agreement between the seller and the buyer. Prior to selling the property, the cottage owner must inform the buyer that the sale does not mean automatic occupancy rights will be granted if the buyer is not an ESA member.

WATER RIGHTS for this cottage:

Camp Seasonal Water Private Well Shared Well

NOTE: Camp Seasonal Water is only to be used for basic needs such as washing dishes, cooking and bathroom use.

SEPTIC/SEWER RIGHTS for this cottage:

Private Septic Tank Cesspool Community Septic

PARKING for this cottage has been assigned the following:

I understand that owning a cottage on land owned by Etna Spiritualist Association involves adhering to specific rules and regulations in order for me to maintain ownership of this cottage. I have read and agree to comply with the rules and regulations as outlined in this Occupancy Permit. I understand that all residents of Camp Etna are tenants-at-will and are subject to all regulations and assessments of ESA and the Town of Etna.

Cottage Owner

Date

Cottage Owner

Date

ESA BOARD OF DIRECTORS APPROVED OCCUPANCY PERMIT AT MEETING HELD ON _____

A signed copy of this Occupancy Permit to be filed with ESA