

# ***ASBURY CAMP MEETING CORPORATION*** ***RULES and REGULATIONS***



The Asbury Camp Meeting Corporation organized under the laws of the Commonwealth of Massachusetts for the purpose of holding religious and educational services and administering the property owned by it to establish the following Rules and Regulations for the government, peace and enjoyment of all who reside in or frequent the premises of the Corporation located at Asbury Grove in the town of Hamilton.

## **Rules for the preservation and protection of the Asbury Grove Property:**

a. No person or persons shall at any time peddle, demonstrate or offer to sell, sell or deliver goods or services of any sort nor shall any cottage or building be used as a store or place for the sale of goods except with the prior written permission of the Grounds Committee. No commercial business of any kind shall be operated or conducted within the premises of the Corporation on Sunday.

b. No activity that creates disturbing noises shall be engaged in anytime on Sundays starting Memorial Day weekend through Labor Day weekend or during any scheduled religious service. Further more, any activity which create noise that is or could be disturbing to other Grove residents shall not be allowed prior to 8:00am and after 9:00pm Sunday thru Thursday and at 10:00pm on Friday and Saturday.

1) Exemption is provided to authorized person(s) performing Asbury Grove related maintenance as directed by the Grounds Committee.

- c. Any cottage owner wishing to erect any building, structure, replace sheds, decks etc., or make any major alterations, extensions, or repairs to the exterior of any building or structure shall apply in writing for approval for such work, and such application will be placed on the Grounds agenda for the next available meeting. The cottage owner must bring a description and a diagram of the work to be done, for all the committee members. After the Grounds Committee reviews the information application, it will make its decision and send the cottage owner a decision in writing. If the cottage owner is approved, the applicant and then must obtain the appropriate Town permits prior to commencing any work.
- d. All financial obligations of the cottage owner to Asbury Camp Meeting Corporation must be current before any application will be considered.
- e. The cutting of trees on the premises is prohibited except with the prior written permission of the Grounds Committee. Trimming branches or limbs that are hanging over roofs, blocking entrance or causing damage to any cottage does not need prior approval. Such cutting or trimming shall be done at the cottage owner's expense.
- f. Emergency situations shall be handled at the discretion of the Business Manager or the Grounds Committee
- g. The Business Manager or Grounds Committee shall approve requests, and assign dates, for usage of any Grove premises or buildings for picnics, outings, or other assemblies.
- h. The operation and use of the wading and swimming pools shall be under the supervision of the Recreation Committee. All rules and regulations governing its operation and use shall be subject to the said committee's approval, posted at the pools and strictly observed. Any violations of such rules shall subject the offender to immediate exclusion from the pool. All use of the pools is at the risk of the user, and parents shall be responsible for the safety and behavior of their children at all times.

- i. All rough sports shall be played at the Recreation complex.
- j. Dogs shall be confined inside the owner's home at night and controlled so the barking will not disturb any other resident. There is a leash law in effect throughout the Town of Hamilton, and all owners must have their dogs on a leash at all times when walking in the Grove. Dogs may not run loose or be left unattended outside at any time if the owner is not on the premises. It is the responsibility of the pet owner to clean up all waste left by their pet.
- k. No lot or yard boundaries shall be erected by any resident without prior written permission from the Grounds Committee, and any permission given may be revoked at any time by the Grounds Committee, in its discretion. New cottage owners must schedule a meeting with the Grounds Committee to discuss boundaries.
- l. It is specifically understood and agreed that owning a cottage solely or primarily for the production of rental income is prohibited and is cause for termination of a lease. Cottages are permitted in the Grove for occupation by their owners. Therefore, no cottage owner may own a second cottage within Asbury Grove, except in the following circumstances: If a cottage owner wishes to acquire ownership of a second cottage within the Grove to be the exclusive residence of a member of such owner's immediate family, he/she may apply to the Admissions Committee for permission to acquire such cottage for such purpose, and the Admissions Committee will determine whether, and under what conditions, such ownership may be effected.

Cottage owners wishing to rent their cottages to third parties for any period of time must obtain the Admissions Committee's prior written assent to the assignment of the Lease, and be financially current with all obligations to Asbury Camp Meeting Corporation before any requests will be considered. The Admissions Committee will interview proposed lessees to determine whether they will share the beliefs of the other Grove residents and participate in Grove activities.

## **Rules to Protect the Health of Asbury Grove Residents:**

a. The construction of cesspools within the Corporation premises is prohibited. Owners of dwellings are responsible for the installation of septic systems approved by the Town of Hamilton Board of Health and have the exclusive obligation to maintain and inspect their septic systems, and comply with all obligations imposed by Title V or other relevant rules and/or regulations of the Town of Hamilton, and/or by the Massachusetts Dept. of Environmental Protection. Owners are to submit a copy of all pumping records and inspection reports of septic systems, upon completion, to Asbury Camp Meeting Corporation Business Manager.

b. Household trash and garbage must be placed in the dumpsters or disposed of by other methods as determined from time to time by the Town of Hamilton and Grounds Committee. The disposal of construction material, furniture, appliances, computers, televisions, and other large items, as well as paint, solvents and other hazardous materials, are the cottage owners' responsibility and such items and materials must be removed from the Grove at the owner's expense, and may not ever be put in the dumpsters or abandoned anywhere in the Grove.

1) Any cottage owner found dumping or abandoning illegal or non-trash material will be fined daily until the material is properly removed from the Grove at his or her own expense.

## **Rules to Protect the Safety of Grove Residents:**

a. Open fires of any kind, including incinerators, are prohibited on any part of the Corporation premises at any time except in areas designated by permit of the Town of Hamilton and only with the prior written permission of Asbury Camp Meeting Corporation Business Manager. The use of gas or charcoal grills on any closed porch is prohibited. Gas or charcoal grills must be operated by a responsible

adult under the following conditions: at least 3 feet from any structure or overhang, including vegetation, and in accordance with all State & local codes.

b. The use and display of fireworks of any kind or description is prohibited. No firearms, Archery equipment, B.B., Paint Ball or pellet guns may be discharged on Asbury Camp Meeting Corporation property.

c. Motor vehicles must be driven with extreme care and caution and at the speed limit of 10 mph or as posted within the premises. Motor vehicles must be parked with due regard for the safety and convenience of others and so parked that no fire hazard may be created. No unregistered or uninsured vehicles shall be stored or operated in Asbury Grove, and all such vehicles are subject to seizure and removal, at their owner's expense. No unlicensed person is allowed to operate any vehicle in Asbury Grove. (This includes mopeds, golf carts, motorcycles, snowmobiles and automobiles.)

1) All Golf Carts must carry liability and personal injury insurance. It is the responsibility of Golf Cart owners to make sure the Insurance Company submits proof of Golf Cart insurance annually to the Asbury Grove Business Office. Unless proof of insurance is submitted as such Golf Cart owners are not permitted to operate Golf Carts on Grove property. Effect date is April 15, 2010.

2) Boats are not allowed on the Grounds without the prior written approval of the Grounds Committee, which approval may be granted or denied in its discretion, and all approvals given are subject to revocation at any time.

3) The only motorized vehicles permitted to be operated in Asbury Grove are motor vehicles uses for transportation such as: automobiles, trucks, street motorcycles, mopeds, and golf carts. Exceptions to this rule must be approved by the

## Grove management.

No unlicensed person is allowed to operate any vehicle in Asbury Grove. (This includes mopeds, golf carts, motorcycles, snowmobiles and automobiles.). All state motor vehicle laws apply on Asbury Grove property including the use of helmets.\*

d. Parking of any type of vehicle(s) is a privilege not a right, permission given may be revoked, and no parked vehicle may hinder the operation of Asbury Grove.

People not residing in the Grove cannot store their vehicle of any type on Asbury Grove premises.

e. No construction equipment shall be allowed on Asbury Camp Meeting property unless they are involved with work in progress. No construction vehicles or equipment may be left in the Grove at the end of the work day without the prior approval by the Business Manager or the Grounds Committee, who shall determine the best and safest location overnight for such vehicles and equipment.

f. No vehicles can be left in the seasonal section of Asbury Grove property once the chains go up.

g. Because of the fire hazard, year round occupancy of a cottage is limited to those buildings with code approved venting and located on the following ways: Lee Park; Haven Avenue; Hamlin Avenue; Asbury Avenue; Asbury Street; Oak Avenue; Maple Avenue; Essex Avenue; Hedding Avenue; Skinner Avenue; Robson Circle; Pleasant Avenue; Sunnyside Avenue; and 41 The Circle.

h. Seasonal cottages can be occupied only between April 15 and November 1, or such other period during which the chains are removed.

i. Owners of seasonal cottages may visit their cottages between the hours of 9:00 am and 4:00 pm during the off-season. Seasonal

cottage owner(s) wishing to visit their cottage during the off-season must first notify the Business Manager as to the time & date(s) for emergency reasons. Only Emergency vehicles, Corp. vehicles and the Business Managers Vehicle are permitted beyond the chains

j. Natural gas, propane, in properly installed and inspected tanks and electric heat are the only approved heating sources during the off-season (when the chains are up).

## **Maintenance & Upkeep of Cottages and Surroundings:**

The upkeep and maintenance of an owner's cottage and its immediate surroundings are the responsibility of the cottage owner. A cottage owner, who neglects to keep up and maintain properly his cottage and the immediately surrounding area, will incur fines.

## **Fines:**

These Rules will be enforced by the Grounds Committee, Business Manager and Board of Directors. Adults will be held responsible for the actions of their children and pets. Failure to comply with any of the Rules and Regulations can result in fines, as and in the amounts determined by the Grounds Committee. Any legal fees incurred by the Corporation related to the enforcement of these Rules & Regulations will be the responsibility of the cottage owner involved.

## **ASBURY CAMP MEETING CORPORATION**

A true copy of Record:  
Natale J. Kammides  
Secretary of the Corporation  
Revised May 5, 2007 &  
Revised October 17, 2009  
Joan Wolkin

Secretary of the Corporation  
Revised June 5, 2010

***PLEASE POST IN YOUR COTTAGE***