



**Mount Gretna  
Campmeeting Association**

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**Rules and Regulations**

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**Revised  
July 20, 2004**

**Mt. Gretna Campmeeting Association  
P.O. Box 428  
Mt. Gretna, PA 17064-0428**

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**MOUNT GREтна CAMPMEETING ASSOCIATION**

**RULES AND REGULATIONS**

**Revised: July 20, 2004**

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## Introduction

The Charter of the Campmeeting Association – Section 3 reads:

“The objects of this Association shall be to provide and maintain a proper, convenient, desirable and permanent Campmeeting ground for the purpose of supporting and conducting the worship of God in gatherings or assemblages at convenient and stated times and in accordance with the discipline and belief of The United Methodist Church; and to provide and maintain a proper, convenient, desirable and permanent residential community.”

The Bylaws provide – Article V-Section 6:

“The Board of Managers shall enact, publish and enforce rules and regulations for the proper government of the meetings, for the protection of property, and maintaining the sanitary conditions of its grounds.”

Therefore, to maintain a safe and desirable community, the following Rules and Regulations, applicable to property owners, their tenants and guests, are revised and adopted effective July 20, 2004.

## Rules and Regulations

1. Cleanliness, order, sanitation, rodent and insect infestation, fire by any cause and its accelerated spread, are constant concerns due to the extremely high density of dwellings. The Board of Managers requires constant precaution and preventative measures to avoid danger and to eliminate unsightly refuse, debris, rotting wood and furniture, cartons, discarded machinery, rusting housewares, etc. from all outdoor premises, particularly from porches, yards and walkways.  
  
The Board of Managers reserves the right to inspect periodically, or upon request, dwelling exteriors, yards and porches, and to remove unsightly or hazardous items after due notice to the property owners and in accordance with the rules of the Mt. Gretna Campmeeting Association and ordinances of West Cornwall Township, Lebanon County and the State of Pennsylvania.
2. Charcoal, gas or open fire grills shall be used only in a responsible manner at a safe distance from flammable material.
3. All trash and recyclables shall be placed in proper receptacles and shall be available for collection on designated collection days. Residents shall place their trash and/or recyclables outside for collection no earlier than the night before collection day. Containers should be returned to their normal location quickly after pick-up. Excess refuse shall incur additional charges as determined by the collector.
4. No leaves, paper, or trash may be burned on the Campmeeting grounds.
5. In accordance with West Cornwall Township Ordinance #104, pet owners must not allow their animals to litter the private property of other home owners, or common areas such as walking paths, streets, and park facilities. All litter must be removed and disposed of properly. Dogs must be leashed when away from their residence. The ordinance provides for fines of up to \$600 or imprisonment for a term of 30 days.

6. Reckless driving within the boundaries of Campmeeting property is strictly prohibited.
7. All motor vehicles without a valid and current license or inspection sticker are prohibited from parking on home owner's or Campmeeting property.
8. Parking of motor vehicles shall be permitted only in designated parking areas and areas not designated as fire lanes. All streets and walkways are designated as fire lanes.
9. The storage and/or occupancy of trailers, boats, recreational vehicles and campers of all types is prohibited on Campmeeting property unless they are stored in an enclosed garage. Campers or vehicles outfitted with caps are permitted if used as a primary means of transportation. Vehicles used as storage containers are prohibited on Campmeeting property.
10. When building, remodeling, or renovating their properties, home owners must obtain all required building permits and comply with all applicable building codes as mandated by West Cornwall Township including those which govern the installation of plumbing, heating systems, and electrical lines and equipment.  
  
Construction projects or renovation work which alter the external boundaries of an existing structure including the installation of driveways or parking areas, also require a Campmeeting Building Permit. A Campmeeting Building Permit Application should be obtained by contacting the Mt. Gretna Campmeeting office during normal business hours. Campmeeting permits will be issued after appropriate review and approval by the Board of Managers at no charge to the home owner. No permit shall be required from the Board of Managers for painting, wallpapering, or routine general maintenance of any building.
11. In the interest of preserving the unique character of the Campmeeting, residents are prohibited from permanently enclosing all or part of an existing open porch without prior approval of the Board. As an example, should the enclosure be deemed to detrimentally affect neighboring properties, the request may be denied.

12. In the interest of preserving the unique character of the Campmeeting, property owners are requested to construct an appropriate enclosure around all propane tanks and oil tanks placed within public view. Propane tanks must also be located in accordance with all applicable regulations governing propane tank placement.
13. Property owners are responsible for sewer lines from their structures to the main connection. Property owners are also responsible for their water lines to and including the curb stops and for keeping curb stops in working order. The relocation, upgrading, or addition of household waste lines or water lines which must be connected to Campmeeting sewer or water mains must be inspected and approved by a designated Campmeeting representative prior to use. Requests for inspection can be made by contacting the Campmeeting office during normal business hours.
14. No new chimneys may be constructed or used without obtaining a Campmeeting Building Permit and the approval of the Board of Managers. All chimneys must be fire proof in accordance with the appropriate fire code.
15. In the interest of preserving the residential setting unique to the Mt. Gretna Campmeeting, the Board of Managers reserves the right to review and approve the use of properties within its boundaries for purposes other than residential living. Home-based businesses are prohibited where said business creates one or more of the following conditions:
  - Excessive noise;
  - Product displays or store fronts including visible inventory;
  - Signage created for the purpose of business advertisement which is illuminated and/or greater than two square feet in size;
  - Unsafe conditions due to inadequate parking or traffic congestion.

16. Trees within the Campmeeting grounds are inspected annually by a certified forester or arborist. Tree problems may be found by tree experts working here or by residents. All problems with trees should be reported to the Campmeeting Association office.

Because trees provide a unique beauty for all Campmeeting residents, property owners should submit a written request to, and receive permission from the Board of Managers prior to removing any tree or major limb. If a tree or a major limb must be removed expeditiously because it presents a real and present danger to property or life, home owners should contact the Campmeeting office.

When the Campmeeting determines that a tree needs to be removed or trimmed, the property owner of the tree has the responsibility for the expenses of the removal. Since property lines are questionable in some cases, and since most streets are thirty feet wide, the trees within the street lines are usually the responsibility of the Campmeeting. If branches are growing over a property other than that of the owner of the tree, then the branch is usually the responsibility of the owner of the area over which the branch is suspended. This would apply whether or not it is Campmeeting property or a resident's property. If a condemned tree seems to be directly on a property line, then the expense may be shared equally by the respective property owners.

A property owner's wood from a downed tree may be removed by the MGCA for a fee depending on the amount of wood to be removed.

Memorial trees or other approved replacement trees are planted at appropriate distances from power lines, sewer lines, or water lines. Trees on MGCA property must be installed by MGCA employees or MGCA volunteers.

17. In the interest of preserving the peacefulness and quiet beauty of the Mount Gretna Campmeeting Grounds, all unnecessary noise should be kept to a minimum. Quiet shall be maintained on Sundays, and from 11 p.m. to 7 a.m. on other days. This is also a West Cornwall Township regulation.

Out of respect for summer residents and the summer programs held in the Tabernacle, special noise abatement rules are in effect July 15 to August 31. High decibel power tools, such as saws, and manual work, such as framing and roofing, are prohibited. Moderate noise created by indoor work is acceptable. Painting and landscaping is permitted. During noise abatement period, work must be confined to the hours between 8:30 a.m. and 4:30 p.m. Monday through Friday.

Respect for neighbors' enjoyment will be considered in enforcement of noise abatement rules. With the approval of the Board of Managers, emergency repairs to buildings or service lines are permitted during designated quiet times. Homeowners must contact the Campmeeting office to request emergency approvals.

18. The Campmeeting Superintendent may act as an agent of the Board of Managers.

**PROCEDURES FOR VIOLATIONS,  
PENALTIES, VARIANCES AND APPEALS**

**A. Procedures in case of Violations of Campmeeting Rules and Regulations**

Whenever it is determined that there are reasonable grounds to believe that there has been a violation of any provision of these Rules and Regulations, the Board of Managers shall proceed as follows:

1. Serve notice in writing of the alleged violation which shall be signed by the President of the Board of Managers or an authorized representative. The notice shall be served personally to the responsible owner, occupant, operator or other person in charge; or served by registered mail with a return receipt requested; or where such responsible person in charge cannot be found service may be made by posting a notice in or about the structure or premises; or served by any other method authorized under the laws of the Commonwealth of Pennsylvania.
2. Said notice shall include a statement of the reasons why the notice is being issued, the Rule or Regulation which has been violated, and the remedial actions required.
3. Said notice shall allow a reasonable time, not to exceed thirty (30) days, for the initiation and correction of the violation alleged or of the remedial actions required except where a violation is deemed to require immediate corrective action.

The following violations shall be deemed to require immediate corrective action after receiving oral or written notice from a designated Campmeeting representative:

1. Reckless driving within the boundaries of Campmeeting property.
2. Where homeowners have not obtained all required building permits as mandated by West Cornwall Township and the Mount Gretna Campmeeting Association.
3. Where homeowners have failed to comply with all applicable building codes, restrictions and requirements as

set forth by West Cornwall Township and the Mount Gretna Campmeeting Association.

4. Where homeowners violate quiet time provisions as outlined in #16 of the Mount Gretna Campmeeting Rules and Regulations.
5. Where homeowners attempt to remove a tree or major limb without having received the approval of the Board of Managers.
6. Where homeowners are using charcoal or gas grills of any type in an unsafe manner.
7. Where homeowners burned leaves, paper, trash, or other combustible materials within the Campmeeting.

**B. Penalties**

Any person, partnership, or corporation who or which shall violate the provisions of these Rules and Regulations and is found to be in non-compliance by the Board of Managers shall be required to pay a plus costs of prosecution.

Homeowners shall be held responsible for the maintenance and enforcement of all rules and regulations of the Campmeeting Association on the part of the occupant or occupants of the same.

In addition to the penalties outlined above, vehicles found blocking fire lanes and unattended, as well as vehicles without a valid and current license or inspection sticker, shall be towed at the owner's expense.

In the event of a violation of rule #13, the Board of Managers reserves the right to take appropriate action as outlined above and to charge the property owner for any additional expense incurred by the Campmeeting to make necessary corrections.

The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties herein provided.

Fines payable within 30 days of receipt of notice. Any fine which goes unpaid for a period exceeding 30 days will be collected through appropriate legal means.

Nothing herein contained shall prevent the Board of Managers from taking such other lawful action as is necessary to prevent or remedy any violation.

### **C. Variances**

The Mount Gretna Campmeeting Board of Managers may grant a variance from the strict application of its Rules and Regulations for compelling reasons.

### **D. Requests for Appeals or Variances**

Any person requesting a variance or aggrieved by a decision of the Board of Managers or by any other employee or official charged with the administration and enforcement of the Campmeeting Rules and Regulations, may take an appeal to the Board of Managers. All appeals shall be made in writing stating the grounds upon which the appeal is based and shall be transmitted to the Campmeeting Association office. An appeal must be taken within 15 days of the action or of the receipt of written notice of any decision or ruling which is being appealed.

In cases of violations requiring immediate corrective action, requests for appeals or variances shall not release the alleged offender from the need to cease all offending activity. Nor shall such requests prevent the Board of Managers from exacting penalties or taking such lawful action as is necessary to prevent or remedy any violation.

### **Hearing**

The Board of Managers shall meet and conduct a hearing within 30 days of the receipt of an appeal or a request for a variance. All hearings shall be public and all property owners within the boundaries of the Campmeeting whose interest may be affected shall be given an opportunity to be heard. A record shall be kept of all evidence and testimony presented at the hearing. Unless otherwise arranged by the Board of Managers, all hearings shall be at the time and place of the regular Board of Managers meetings which normally occur on the third Tuesday of each month.

### **Decision of the Board**

All decisions of the Board shall be in writing and a copy of each decision shall be sent to the applicant. The Board of Managers shall also retain in its files a copy of each decision, which files shall be available for inspection by Campmeeting property owners. Each decision shall set forth fully the reason for the decision of the Board of Managers and the findings of fact on which the decision was based.

### **E. Appeal Decisions**

The Mount Gretna Campmeeting Board of Managers shall consider all appeals made to it and, depending on its findings, shall decide whether such appeals shall be granted.