

DOCUMENT A (6.10.15)

PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.

CLOSING PROCEDURES FOR PURCHASE AND SALE OF A COTTAGE

Dear Purchaser and Seller:

Attached is a **Checklist** for the purchase and sale of a cottage.

Attached to the Checklist are forms of the documents that are required by the Association for selling and purchasing the cottage in the Campground. You may either complete these documents by filling in the blanks or use them by downloading them into your own computer.

If you want these documents to download into your own computer, please advise the President of the Association, Tom O'Brien, at tgobrien@comcast.net or 860-384-7719.

All completed **Documents 1 through 6** should be submitted to:

Sue Bartucca
Chair of the Admissions Committee
Plainville Camp Grounds Association, Inc.
17 Circle Ave.
Plainville, CT 06062

Documents 7, 8 and 9 should be signed, but will be held by the Admissions Committee in escrow until the Buyer's Application to become a Member of the Association is approved by the Board of Directors of the Association.

Documents 8 and 9 will be signed by Officers of the Association after the Buyer is admitted as a Member by the Board of Directors of the Association.

The Secretary of the Association will complete **Document 10** and will send it with the Town of Plainville after the Closing of the sale of the cottage.

If the Applicant(s) are not recommended by an existing Member (in good standing for at least one year) who has known the Applicant(s) for at least five years, a background check on the Applicants will be conducted through Core Logic at a cost of \$15 per Applicant.

A file will be established by the Association for all the documents that are listed on the Checklist. This file will be maintained in a secure place at the Campgrounds.

Admissions Committee Members are available by telephone or in person to assist you in this process.

DOCUMENT B (6.10.15)

PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.

ADMISSION OF NEW MEMBER CHECKLIST

| <u>Document or Item</u> | <u>Provided By</u> |
|---|---------------------------|
| 1. Agreement for Purchase and Sale of Cottage signed by Buyer and Seller | Association Form |
| 2. Application for Membership; \$300 check payable to PCGA (add \$15 per applicant if a background check is required) | Buyer |
| 2A. Results of Background Check (if required) | Association |
| 3. Information in Support of Application for Membership | Buyer |
| 3A. Information in Support of Membership Directory | Buyer |
| 4. Letter from Clergy person or Spiritual Leader | Buyer |
| 5. Recommendation Letter from Existing Member | Buyer |
| 6. Letter from Financial Institution | Buyer |
| 7. Bill of Sale for Cottage (Association Form) | Seller & Buyer sign |
| 8. Termination of Lease signed by Seller and Association | Association |
| 9. Land Lease signed by Association and Buyer | Association |
| 10. Notification to Town of Plainville of New Owner of Cottage | Association |

Actions by Admissions Committee and Board

Date

Approval by Admissions Committee

Approval by Board of Directors

DOCUMENT C (6.10.15)

ADMISSIONS COMMITTEE MEETING WITH PROSPECTIVE MEMBERS

1. Confirm the Prospective Member (**PM**) has read the By-Laws and understands that the signed Application for Membership includes an agreement to abide by the By-Laws. Does the PM have any questions about the By-Laws?
2. Confirm that the PM has submitted Documents 1 through 9 on the Checklist and delivered a check payable to the Association for \$300 + \$15 for each background check required
3. Review Results of Background Check (if required) using the Background Check Guidelines
4. Confirm that the PM will have Liability Insurance on the Cottage (required by By-Laws); advise the PM that fire insurance on the Cottage is strongly recommended.
5. Documents 7, 8 and 9 should be signed and will be held in escrow. Documents 8 and 9 will not be signed by the Association until **after** Board Approval of the PM's Application.
6. Review Document 9 (Land Lease) with the PM:
 - (a) One-year probationary period; thereafter, a 24-year term
 - (b) Association dues and fees (currently \$500 and \$300) payable in July each year
 - (c) Annual dues and fees are subject to change by the Association
 - (d) Residency permitted only from May 1 to October 31
 - (e) Lease can be terminated by Board for ongoing violation of By-Laws after notice
7. Review Association Rules based on the By-Laws (partial list; PM should consult By-Laws)
 - (a) Cottage and Grounds must be maintained to community standard
 - (b) Garbage and trash pickup is Tuesday and Friday at 8 am
 - (c) Mail box keys will be provided
 - (d) No smoking in the Association Buildings
 - (e) Chapel at 3 pm on Sundays in July and August. Attendance is expected if you are at the Campgrounds. No outside work performed when services are in progress.
 - (f) Speed limit 5 mph on ALL roads in the Campground
 - (g) Unregistered vehicles are not permitted on the Campgrounds
 - (h) Annual Meeting is on the 3rd Saturday in August at 10 am
 - (i) No person is permitted to sleep in any vehicle (regardless of size) at the Campground
 - (j) Town of Plainville Property Taxes are mailed directly in June or July
8. No changes to the exterior of the Cottage or to the property around it are permitted without the written approval of the Improvements Committee. Sheds and patios must conform to Town of Plainville requirements AND be approved by the Improvements Committee.
9. No leases or rentals of cottages without written approval of the Board (see By-Laws)
10. **This is a Working Campground. All Members** are expected to assist in the upkeep of the Campgrounds depending on their health and skills. (See Document D)
11. Give a copy of this Document C and Document D to the Prospective Member

DOCUMENT D (8.20.13)

PLAINVILLE CAMPGROUNDS ASSOCIATION, INC.

I/We wish to serve the community in the following capacities (check all that apply):

_____ Run for election to the Board of Directors and attend all Board Meetings

_____ Trash Collection on Tuesdays and Fridays mornings

_____ Put out Recycling Bins on Alternate Thursday afternoons

_____ Participate in Work Crews when called by the Operations Committee

_____ Attendance at Chapel in July and August is expected

_____ Provide Refreshments after Chapel Services

_____ Assist in Breakfasts Sponsored by the Men's Group or the Ladies Guild

_____ Serve on Committees of the Board and/or of the Ladies Guild

_____ Assist with Community Picnics and other Community Social Events

Member Name: _____ Date: _____

DOCUMENT 1 (8.14.13)

AGREEMENT TO SELL AND PURCHASE COTTAGE

This Agreement dated _____, 20__ between _____ (“**Seller**”) and _____ (“**Purchaser**”).

Recitals

- A. Seller owns the cottage at _____, Plainville, CT 06062 (the “**Cottage**”).
- B. The Cottage is located on land owned by the Plainville Camp Grounds Association, Inc. (the “**Association**”).

Agreement

1. Seller agrees to sell and Purchaser agrees to purchase the Cottage for the purchase price that has been agreed by the Seller and Purchaser. The purchase price shall be paid to Seller at Closing by a Bank Cashier’s check or in such form as Seller and Purchaser agree.
2. The Seller and the Purchaser agree to sign and deliver all documents required by the Association, including the Release of Current Lease and the Bill of Sale on the forms prescribed by the Association. At Closing, Purchaser agrees to pay to Seller by personal check (a) the prorated portion of the current year’s annual taxes levied by the Town of Plainville (\$_____) on the Cottage (and previously paid by the Seller) for the period from the date of the Closing to the next July 1 and (b) the prorated portion of the Annual Association dues and assessments already paid by the Seller (currently \$800.00) for the period from the Closing Date to the next July 31. These calculations are based on a 365-day year.
3. Seller agrees that all the contents of the Cottage as existing on the date of this Agreement will be left in the Cottage, except that (subject to Purchaser’s consent) Seller may remove specific items of personal property in the Cottage identified on Attachment A to this Agreement.
4. Seller and Purchaser acknowledge that the Closing cannot occur until the Purchaser’s Application of the Purchaser for Membership in the Association is approved by the Board of Directors of the Association. Purchaser agrees to submit promptly all documentation and fees required by the Association so that approval of Purchaser’s Membership can be obtained as soon as reasonably practicable.
5. Seller and Purchaser each confirm that they have full authority to sell and purchase the Cottage and that, except for the approval by the Association, no other person’s consent to the sale or the purchase is required.

SELLER(s)

PURCHASER(s)

DOCUMENT 2 (6.10.15)

Plainville Camp Grounds Association, Inc.

320 Camp Street
Plainville, CT 06062

LETTER OF APPLICATION FOR MEMBERSHIP

I (We), _____, hereby apply for membership in The Plainville Camp Grounds Association, Inc.

I/We wish to buy the cottage at _____ on the grounds of The Plainville Camp Grounds Association, Inc.

I/We have read and understand the By-Laws, Rules and Regulations of the Association. If admitted as a member, I/we agree to abide by them and to support the religious and social programs of the Association.

I/We agree to obtain and maintain Liability Insurance on the cottage as soon as practicable after ownership of the cottage is transferred.

We learned of the Camp Grounds through (a) the website or (b) a friend, _____ or (c) other _____. (Please circle the applicable method.)

Enclosed is a check for \$300 payable to the Plainville Camp Grounds Association, Inc. as the processing fee, plus \$15 for each applicant for whom a background check is being performed.

Also enclosed is Information in Support of the Application for Membership.

Very truly yours,

Signature of Prospective Member(s)

Dated: _____ 20__

DOCUMENT 3 – (6.17.15)

**Plainville Camp Grounds Association, Inc.
INFORMATION IN SUPPORT OF
APPLICATION FOR MEMBERSHIP**

FULL LEGAL NAME (s):

ADDRESS:

HOME PHONE:

CELL PHONE(S):

EMAIL ADDRESS(es):

AGE:

MARITAL STATUS:

SPOUSE'S NAME:

HOW LONG AT PRESENT ADDRESS:

RENT OR OWN:

PREVIOUS ADDRESS:

EMPLOYER:

POSITION:

HOW LONG:

PREVIOUS EMPLOYER:

SPOUSE'S EMPLOYER:

* * *

**IF A BACKGROUND CHECK IS REQUIRED, PLEASE INCLUDE THE FOLLOWING
INFORMATION THAT WILL BE HELD IN CONFIDENCE BY THE ASSOCIATION
AND WILL BE SHARED ONLY WITH CORE LOGIC, THE FIRM CONDUCTING THE
BACKGROUND CHECK:**

SOCIAL SECURITY NUMBER _____

SPOUSE'S SOCIAL SECURITY NUMBER _____

DATE OF BIRTH: _____ SPOUSE'S DATE OF BIRTH: _____

Applicants represent that all the above statements are true and correct, authorize verification of the above items and agree to furnish additional credit references upon request. Applicants authorize the Association to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history.

DOCUMENT 3A (5.28.15)

**INFORMATION IN SUPPORT OF
Telephone and Emergency Contacts Directories**

| | | | |
|----------------------|-----------------|-------|------|
| Cottage Address: | | | |
| Cottage Phone Number | | | |
| Name: | | | |
| Email: | | | |
| Cell: | | | |
| Birthday: | | | |
| | Day | Month | |
| Spouse Name: | | | |
| Email: | | | |
| Cell: | | | |
| Birthday: | | | |
| | Day | Month | |
| Wedding Anniversary: | | | |
| | Day | Month | Year |
| Winter Address: | Street | | |
| | Town, State ZIP | | |
| Winter Home Phone: | | | |

Emergency Contact

| | |
|---------------|--|
| Name: | |
| Address: | |
| Relationship: | |
| Cell: | |
| Phone: | |
| Email: | |

DOCUMENT 4 (8.14.13)

Name of Clergy Person or Spiritual Leader

Address

Date

Admissions Committee
Plainville Camp Grounds Association, Inc.
320 Camp Street
Plainville, CT 06062

Re: Application of _____(the “**Applicants**”)

Dear Plainville Camp Grounds Association:

I have known the Applicants for _____ years, and confirm that they are spiritual persons.

They have advised me that they intend to attend the Chapel Services at the Plainville Campgrounds whenever possible.

Please let me know if there is other information that I can provide regarding this aspect of their Application for Membership in The Plainville Camp Grounds Association.

Sincerely,

DOCUMENT 5 (9.14.13)

Date: _____, 20__

Admissions Committee
Plainville Camp Grounds Association Inc.
320 Camp Street
Plainville, CT 06062

Re: Application of _____

Dear Admissions Committee:

This Letter of Recommendation is written in support of the Application for Membership in the Plainville Camp Grounds Association of _____.

I have known _____ for approximately _____ years.

I have known the Prospective Member(s) through _____
_____.

The Prospective Member(s) is/are persons of excellent moral character, meet people well, and are financially responsible. They would be a significant asset to the community.

Please let us know if there is any further information you need me to provide.

Sincerely,

Name of Association Member: _____

Address of Member: _____, Plainville, CT

DOCUMENT 6 (8.14.13)

Letterhead of Financial Institution

Date

Admissions Committee
Plainville Camp Grounds Association, Inc.
320 Camp Street
Plainville, CT 06062

Re: Application of _____

Dear Admissions Committee:

This Letter is written in support of the Application for Membership in the Plainville Camp Grounds Association of _____.

The Applicant(s) have been customers in good standing of this institution for approximately _____ years.

Please let us know if there is any further information you need us to provide.

Sincerely,

Officer of Financial Institution

DOCUMENT 7 (6.9.15)

Bill of Sale for Cottage on Leased Land

_____ (the "**Seller**") in consideration for the payment of the purchase price agreed by the Seller and the Buyer, receipt of which is acknowledged, hereby sells and transfers to _____ (the "**Buyer**") all right and title to the Cottage at _____ (the "**Cottage**"). The Cottage is situated on land owned by the Plainville Camp Grounds Association, Inc. (the "**Association**").

Seller represents to Buyer that (a) Seller is the sole lawful owner of the Cottage; (b) Seller has full legal authority to transfer the Cottage to the Buyer; (c) the Cottage has no liens or liabilities; and (d) Seller shall hold Buyer harmless if any of these representations are not true.

Buyer agrees that the Cottage is being sold "as is" and without warranty of any kind regarding the condition of the Cottage or its contents.

Dated: _____

Seller

Buyer

Seller

Witness

Witness

DOCUMENT 8 (5.28.15)

**PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.
320 CAMP STREET
PLAINVILLE, CT 06062**

TERMINATION OF LAND LEASE

_____, having sold my/our cottage located at _____ (the "**Cottage**") on land leased from the Plainville Camp Grounds Association, Inc. (the "**Association**"), hereby relinquish all rights in and to the Lease of the real property on which the Cottage stands.

The Association, by its duly authorized officers, hereby accepts the termination of the Land Lease between the Association and the Lessee with respect to the Cottage.

Seller/Lessee

Seller/Lessee

Forwarding Address for Mailing of final documentation: _____

Forwarding Phone Number: _____

PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.

By: _____, President

By: _____, Secretary

Witness

Witness

Dated: _____

DOCUMENT 9 (6.10.15)

PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.

LAND LEASE (New Member)

Plainville Camp Grounds Association, Inc. ("**Landlord**" or the "**Association**") hereby leases to _____, a Member of the Association (the "**Tenant**"), that plot of land designated as _____, Plainville, CT (the "**Leased Property**") for a term beginning _____, 20__ for a probationary period ending one year after the commencement of this Lease. Provided the Tenant satisfactorily completes the probationary period, the Lease shall automatically extend for an additional 24 years. The probationary period and the 24-year term are collectively referred to as the "**Lease Term.**"

Rent for the Leased Property has been paid through July 31, 20__. After that date, the Tenant shall pay to the Association the Annual Rent for each succeeding year of the Lease Term as set by the Association.

This Lease is subject to the following terms and conditions:

1. Tenant shall abide by (a) all provisions of the Association's By-Laws in effect from time to time and (b) all applicable ordinances and regulations of the Town of Plainville and all other governmental authorities having jurisdiction over the Leased Property. Tenant acknowledges receipt of the Association's By-Laws in effect on this date.

2. Tenant shall timely pay all rents, assessments and fees levied by the Association on Members of the Association and shall timely pay all taxes on the Leased Property and the cottage on the Leased Property (the "**Cottage**"). Tenant shall maintain Liability Insurance on the Cottage and shall provide to the Association (upon request) evidence of this insurance.

3. Tenant agrees to hold the Landlord harmless against all liability claims arising out of the use of the Cottage and Tenant's use of the Leased Property.

4. This Land Lease may be revoked in the discretion of the Board of Directors of the Association if, after written notice from the Board of Directors, the Tenant continues to violate this Land Lease or the By-Laws of the Association.

PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.

TENANT(s)

By: _____, President

By: _____, Secretary

WITNESSES: _____

Dated: _____, 20__

DOCUMENT 10 (9.23.13)

**PLAINVILLE CAMP GROUNDS ASSOCIATION, INC.
320 CAMP STREET
PLAINVILLE, CT 06062**

_____, 20__

Ms. Jane Dickman Buden
Tax Assessor
Town of Plainville
One Central Square
Plainville, CT 06062

Dear Ms. Buden,

Please change the Town records to reflect the following change in the ownership of the cottage located at _____, Plainville, CT.

Prior owner(s): _____

New owner(s): _____

Thank you for your assistance in this matter.

Please advise me if you have any questions on this transfer. My telephone number is _____.

Sincerely,

Secretary of the Association