



Procedures on selling or purchasing a cabin.

Cabins or Lots can be sold only with the written permission from the Indiana District. The contract and lease constitute said permission. Both must be signed by a district official before they go into effect.

1. The **sales contract** must be signed by both the seller and the purchaser. Both must have a witness signature.
2. The **lease agreement** is between the purchaser and the Indiana District, which is the owner of the campground. It must be signed and authorized by the district's representative before the agreement can go into effect and you can utilize the cabin.
3. The seller must include a letter from a UPCI pastor stating that you attend their church and are in good standing. (All cabin and lot owners must be members of a UPCI church.)
4. After both documents are signed, please return to the campground.
 - a. **Indiana Conference And Training Center**
Attention: Caretaker
1900 E. Broadway St
Fortville, IN 46060
5. Camp Caretaker will contact Camp Comptroller to see if assessments are owed and communicate that to purchaser or seller to ensure these are paid before the sale can proceed.
6. The documents will be forwarded to the District Secretary, where he may present them to the District Board before passing on them. Board meetings are held 3-4 times a year, so it may take a bit before it is completed. He will sign and return the paperwork to the camp caretaker
7. Camp Caretaker will file them in the Camp Office and notify via email all parties involved of the completion of the procedures and included the signed copies of all forms involved.

This completes the process, and the new owner can take possession of the cabin once all of this process has been completed.

Please remember, this is a summer camp only. Cabin areas are closed from Mid-October to about the first of April. There will be no water on during these times, except for designated areas for camp staff who maintain the camp area throughout the winter months. There are no exceptions to this rule. Our tax-exempt status could be put into jeopardy if we allow people to stay all year in the cabins or lots. Our agreement with the local government is that we are a summer camp, which allows for our special status outside normal neighborhood conventions and rules.



Proposal For Transfer Of Camp Cottage

Date Of Proposal: _____

Property Information:

Lot (s) #: _____ Cabin #: _____

Seller's Personal information:

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Phone: _____ Email: _____

Pastors Name: _____ Church You Attend with City: _____

Purchaser's Personal Information

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Phone: _____ Email: _____

Pastors Name: _____ Church You Attend with City: _____

Amount of assessments dues as of proposal date: _____

(Property may not be transferred unless assessments are current.)

Purchase Price for said property: _____

The buyer has agreed to satisfy and fulfill the purchase amount required by seller.

Purchaser's Signature: _____

Date: ____/____/____

Witness of Signature: _____

I have read and agree to all rules and regulations listed in the contract received from the Indiana District UPCI concerning property ownership and responsibilities of said property. I propose to take possession on _____ upon approval from the Indiana District UPCI District Board.

Purchaser's Signature: _____

Date: ____/____/____

Witness of Signature: _____

Date Approved by District Board: _____

District Secretary: _____

All information must be complete before the District Board will consider this request!



LEASE CONTRACT

This agreement made and entered this ____ day of ____ 20 ____ by and between the INDIANA DISTRICT OF THE UNITED PENTECOSTAL CHURCH, INC. (hereinafter referred to as "Seller")

Witnesseth:

Whereas, the District desires to extend the campground facilities so as to enable an adherence to the Pentecostal faith as promulgated and other facilities on such camp ground; and

Whereas, the seller desires to lease such cottages or other facilities upon the terms hereinafter set forth:

The cabins are to be used as *summer cottages* exclusively. Cottages are closed from **Mid-October** to approximately the **first of April**, and no one can use the cottage lots or camping areas in the off season. Exceptions to this rule will qualify for termination of the lease. Now, therefore, for and in consideration of the premises and of the agreements and covenants hereafter set forth, the parties hereto agree as follows:

COTTAGES AND LOTS

1. Purchaser will lease from District a pre-fabricated structure and/or lot described as follows, to wit:
Cottage or Lot Number _____
2. Purchaser agrees to lease the above described structure for the sum of _____ Dollars, and to issue the note for Dollars to bear interest rate of _____ Percent (%) per annum to the District. After the note has been satisfied in full, the lease shall remain in effect for \$1.00 per year plus a yearly assessment so long as purchaser does not violate any covenant set forth in this agreement.
3. This installment promissory note may be negotiated or assigned to any bank or other lending institution to enable the District to raise funds for the purchase of such structure and for such other purpose pertaining to the District, as it may deem proper.
4. Purchaser expressly agrees that they are not purchasing any part of the ground or real estate upon which such structure is located.
5. The site upon which such building shall be erected shall be determined by the parties hereto but no building shall be erected closer than fifteen feet (15 ') from any street, 6 feet from the property line to meet all requirements of the city of Ingalls and the State of Indiana.
6. Any such structure erected on the premises shall have a minimum of one hundred sixty-eight (168) square feet of floor space and Purchaser covenants and agrees to pay all contractors, sub-contractors, material land supplies promptly and hold the District harmless from any mechanic's lien filed against said structure or said real estate.
7. Property is to be used for the summer months only, from approximately April 1 until the middle of October every year. Camp cabins and lots are not a year round facility in accordance

with the regulations of the city of Ingalls, IN.

The Purchaser agrees to abide by the rules and regulations governing the use of each building or lot, which may be issued and promulgated from time to time by the District.

This agreement and the covenants therein contained shall be binding on all parties hereto, their heirs, executors, administrators, personal representatives, successors and assigns.

In Witness Whereof, the parties have hereto executed the above and foregoing instruments the day and date first above written.

In order to use the lot or cabin this must be signed by both parties.

Indiana District of the United Pentecostal Church, Inc.

By:

District Representative:

Purchaser:

LEASE CONDITIONS

1. A lot may be leased in a designated area for use as a temporary park for a "Recreational Vehicle."
2. After lease purchase price has been paid, the lease of said lot shall remain in effect for \$1.00 per year plus a yearly assessment.

TERMINATION OF CONTRACT

It is also agreed that this agreement shall terminate upon happening of any of the following events:

- A. The sale or assignment of this contract by Purchaser without the prior written consent of the Board of Directors of the District.
- B. In the event the Purchaser is part of a church group and separates from such group or from fellowship with or under the District.

If Purchaser shall convey or devise or attempt to convey or devise said structure to anyone who does not profess the faith as promulgated in the Articles of Faith of the United Pentecostal Church, Inc.

The failure of Purchaser to keep the premises in neat and tidy conditions or if any alcoholic beverages or tobacco in any form are used on the campground by Purchaser or any of his or her guest.

- C. If Purchaser becomes delinquent on their payments at least ninety (90) days.

In this connection, Purchaser agrees that the lease of said cottage or lot is designed primarily to enjoy, make use of and advocate the religious doctrines and tenants of the United Pentecostal Church, Inc. as stated in its Articles of Faith.

CONDITIONS OF REPOSSESSION

If any of the conditions of termination as herein above set forth shall not be corrected by Purchaser within a record of sixty (60) days after the happening of any one of the conditions herein above set forth or if the heirs or assignees of Purchaser shall not be a member of a United Pentecostal Church of the Apostolic Faith, then the District shall have the right to sell or assign to any member of the United Pentecostal Church, Inc. who is acceptable to the District and at the time such sale of the balance due on the installment promissory note herein above set forth, shall not be an obligation of Purchaser but any and all payments made on said note shall remain the property of the District; and if the property shall be sold, any subsequent note issued by a new Purchaser shall be the property of the District.