

THE CONSTITUTION AND BY-LAWS  
RULES AND REGULATIONS  
OF THE  
BIG LAKE CAMPMEETING ASSOCIATION  
WEST PRINCETON, MAINE

Incorporated under the Laws of the State of Maine  
(Inc. Date - Feb. 15 1918.)

(1st Campmeeting held in 1903)

THE CONSTITUTION OF  
THE ASSOCIATION  
(Amended and Revised, August 13 1966.)  
Revised July 29, 1995  
Reprinted 1999

## **ARTICLE 1. NAME.**

This Association shall be called the BIG LAKE CAMPMEETING ASSOCIATION, INC.

## **ARTICLE 2. OBJECT.**

The objective of this Association shall be the promotion of Adventual Truth by an Annual Campmeeting and Youth Camps and other services in this area of Maine. Special emphasis shall be laid upon the cardinal Denominational Doctrines,-including Holy Living, the Second Coming of our Lord Jesus Christ and Conditional Immortality as taught in the Holy Scriptures.

## **ARTICLE 3. OFFICERS.**

### SECTION 1.

The elected officers of the Association shall be a PRESIDENT; 1st and 2nd VICE-PRESIDENTS, SECRETARY and TREASURER. These officers shall be elected, (the Treasurer excepted), for a two (2) year term period, with election limited to a second term only.

After an interval of one year or more, said persons may be elected to the same office.

### SECTION 1 - A.

The Treasurer shall be elected for an indefinite term of office, but said term may be terminated by vote of the Association at any regular or special business meeting.

SECTION 1-B.

The Biennial Election shall be held during the week of the Annual Campmeeting, and the duties of these officers shall be such as usually devolve upon said officers.

SECTION 1-C.

The four (4) main officers of the Association shall rotate in office. Two (2) officers, -the President and the 2nd Vice-President shall alternate with the 1st Vice-President and the Secretary in election to office every two (2) or four (4) years. Thus, two (2) officers shall be retained as hold-over officers for a term or a re-election term in office. This will permit better continuity in the Association affairs.

SECTION 1-D.

The Secretary shall keep the active voting List of Association Members up-to-date.

SECTION 2.

"The Executive Committee of the Association shall consist of Five elected officers with Ten ( 10) additional members **who are active and interested in the Association. They serve annually.**

SECTION 2-A.

The duties of the Executive Committee shall be to oversee the business of the Association during the current year, and during the interim between Campmeeting sessions.

SECTION 2-B.

Other Committees shall be appointed by the Executive Committee as the needs of the Association may require.

SECTION 3.

The Devotional Committee shall consist of the President, the 1st and 2nd Vice-Presidents and the Secretary. They shall have the responsibility and oversight of all devotional and worship services of the Association.

SECTION 4.

An Auditor shall be appointed by the Executive Committee, annually.

SECTION 5.

A Finance Committee of five (5) members shall be elected for five (5) year terms. Said terms shall not run concurrently, but shall provide for election of one (1) member each year. Members may be re-elected after an interval of one (1) year. The President and Treasurer of the Association, by virtue of their office, shall be members of this Committee.

SECTION 6.

A Nominating Committee of three (3) members shall be elected from the floor for the ensuing biennium and they shall present to the Association at its regular business meeting annually a slate of nominees for all offices of the Association, including such vacancies as may occur in anyone year.

## ARTICLE 4. MEMBERSHIP.

### SECTION 1.

All Advent Christian ministers assisting in the services of the Association in anyone year are given full voting privileges at all Business meetings.

### SECTION 2.

"Upon payment of \$10.00 any Advent Christian church member in good standing, shall have full voting privileges at any business meeting in anyone year- and his/her name shall be added to the membership list of active members of the Association.\*

**Payment of this \$ 5.00 per member shall be sent or given to the Treasurer by the 15th of July of each year. The Treasurer will keep a list of current members and forward said list to the Secretary for his/her book.**

\*NOTE-Exception to the above definition of Membership may be taken by a two-thirds vote, a quorum voting, at any legal business meeting of the Association for Advent Christians who, because of residence find it impossible to retain membership in an Advent Christian Church.

## ARTICLE 5. ANNUAL MEETING AND FISCAL YEAR.

### SECTION 1.

The Annual Business Meetings of the Association shall be held during Campmeeting Week.

## SECTION 2.

The Fiscal Year of the Association shall extend from January 1st to December 31st.

## ARTICLE 6. QUORUM.

Nine (9) members shall constitute a Quorum for the legal transactions of business.

## ARTICLE 7. AMENDMENTS

The Constitution and By-Laws of the Association may be amended or revised at any legal business meeting, by a two-thirds vote of members present and voting, provided a two (2) week's prior notice of intent to change or to revise said Constitution or By-Laws shall have been given in the "Advent Christian News" publication of the Advent Christian Denomination.

## **THE BY-LAWS OF BIG LAKE CAMPMEETING ASSOCIATION AND A COMPENDIUM OF PRECEDENTS, POLICIES AND REGULATIONS.**

### ARTICLE 1. CONDITIONS IN DEEDS OF ALL LANDS SOLD BY THE ASSOCIATION PRIOR TO 1950

#### SECTION 1.

*First*, that the grantee, his heirs and assigns, shall conform to all Rules and Regulations of the Big Lake Campmeeting Association.

*Second*, in the event of the grantee herein desiring to sell the property herein conveyed, the said Association shall first be offered

the opportunity to purchase, and the grantee shall not sell a convey the same to other parties until the said Association has, refused to purchase. A breach of either of the foregoing conditions shall render this deed void and the property hereby conveyed shall revert to the grantor as of its first and former estate.

(A verbatim copy of old deeds and their Conditions of Sale.)

#### SECTION 2. RE-SALE OF LOTS OF LAND FORMERLY HELD BY THE ASSOCIATION.

The above conditions in the original deeds are called to the attention of all owners of lots of lands formerly held by the Association and sold by deed to other individuals since 1903. These original deed conditions shall be legally binding in all deeds granted since 1903 in perpetuity.

Any change or omission of these original conditions shall render the deed void and of none effect under the Laws of the State of Maine.

#### SECTION 3. RE-SALE OF LAND PROCEDURE.

When land or property is for sale, the owner shall notify the Campmeeting Association in writing. This letter shall be kept on file with the Secretary of the Association covering the intention to sell and shall state the selling or going price. No word of mouth shall be binding on either party. If the Association has refused the option to purchase at a price not in excess of that quoted to any other purchaser, then permission is given to the owner to sell to a responsible party acceptable to the Association who will assume the original conditions of sale in his new deed as formerly stated

d originally held in the first deed. A breach of the original conditions of the first deed shall result in action as stated in Section I of Article I above.

#### SECTION 4

"Title to all land now held by the Association shall remain in the Association. Lots of land for building or other purposes may be leased, but not sold to persons in accord with the above conditions and regulations for **an annual fee as established by the Association**. Said leases shall be valid for periods not in excess of 5 years. Leases shall be renewable at the discretion of the Executive Committee, and all leases shall be under the direction and control of the Executive Committee of the Association."

#### ARTICLE 2. PUBLIC HEALTH AND SAFETY

"The following regulations shall be observed: All garbage, cans and other refuse shall be put into proper containers in a convenient location for collection by the health authorities **of the State of Maine, to meet the guidelines of recycling as required by the State**.

#### ARTICLE 3. INTOXICATING LIQUORS.

No intoxicating liquors shall be brought upon the Grounds, or deposited thereon, to be drunk or dispensed as a beverage, either inside or outside of cottages or camps.

#### ARTICLE 4. SPEED AND TRAFFIC RULES

VOTED NEW WORDING: "All vehicles and traffic shall conform



to the speed signs and traffic rules as established by the officials of the **State of Maine**.

#### **ARTICLE 5. ANIMALS AT LARGE.**

Dogs and other animals shall not be allowed to run at large on the Grounds.

#### **ARTICLE 6. QUIETNESS ON THE GROUND.**

During religious services, no person shall engage in any work, business or recreational activities disturbing to the quietness of the Grounds.

#### **ARTICLE 7. SMOKING.**

Smoking on the Grounds shall not be permitted on Association property.

#### **ARTICLES 8. BATHERS AND SUNDAY BATHING**

"Bathers shall be modestly dressed while upon the Grounds. Sunday bathing shall not take place during those times when services are scheduled. Swimming at other times is permissible in accordance with the rules of the camp in session."

#### **ARTICLE 9. CURFEW TIME.**

During the period of Campmeeting, all persons shall cease loud talking and unnecessary noise after 10:30 curfew time.

## **ARTICLE 10. SOLICITING ORDERS AND SALES.**

Without previous permit from the Association, no person shall circulate printed matter upon the Grounds or solicit orders for the sale of any article. No owner or occupant shall, without permit, maintain a public or private restaurant, boarding house or store within the limits of the controlled property of the Association. (A State Law.)

## **ARTICLE 11. RENTING OF COTTAGES AND CAMPS.**

Each owner of cottages and camps shall exercise care and prudence in renting of camps and cottages, that no undesirable person or parties shall be admitted to the Grounds, thereby creating a disturbing element contrary to the spirit and purpose of the Grounds and enjoyment of the same.

## **ARTICLE 12. UP-KEEP OF PROPERTY.**

As new cottages are built, they shall be erected on a line with existing cottages, if possible, and all owners are urged to maintain their properties in a good condition conducive to the best appearance and well being of the Grounds.

## **ARTICLE 13. AVAILABILITY OF COPIES OF THIS CONSTITUTION.**

Copies of this Constitution and By-Laws with its attendant Rules and Regulations shall be available to all owners of land or property situated on these Grounds.

## **ARTICLE 14. RESERVATION OF LAKL SHORE FRONTAGE.**

From its inception in 1903, the entire lake shore frontage is, and shall be, reserved for public use and enjoyment by all persons for bathing and boating privileges for a distance of 20 feet from the original low water mark of all Association property purchased in 1903. It is further understood and agreed by the members of the Association that no legal vote of the Association at any regular or special business meeting has ever made any original lot or lots of land located at the shore of the said Association property exempt from this policy or precedent, or ever removed the same from the public domain or use. Herewith, -free public use is guaranteed to all persons in perpetuity.

### **SECTION 1. EXCEPTIONS.**

Any exception to the above Article 14, if found on any present deed, was unilaterally allowed or permitted for a temporary purpose only by personal action of the first Secretary; and this action was never ratified or acceded to by any legal vote of the Association at anytime. The Association hereby disallows and repudiates this personal action which constitutes an illegality and an unwarranted interference diametrically opposed to the original policy and precedent of the aforesaid public domain reservation and public use principle.

## **ARTICLE 15. DISBANDMENT OF THE BIG LAKE CAMPMEETING ASSOCIATION CORPORATION.**

Legal counsel has indicated the following procedure for the Disbandment of the Association Corporation, if and when such

ion is deemed necessary at any future time. -If this Corporation of the Big Lake Campmeeting Association, incorporated on February 15, 1918, shall ever desire to disband or the property cease to function as an annual Campmeeting, the land and property of said Association then owned by the Association shall revert to the Maine State Advent Christian Conference, Inc. If, after a period of two (2) years, the said Conference shall not use the aforesaid property, it shall revert to the Advent Christian General Conference of America, Inc. Further legal advisement indicates that this transfer of property to another Association shall be accomplished by transfer of deeds suitably describing therein said lots of land and other property in detail, and that a clause shall be added stating that any and all lots of land previously held and sold by the Association to individuals shall be exempt from the transfer; and that the deeds of said transfer shall be signed by the last elected officers of the Big Lake Campmeeting Association, or by a majority of the same.