

Cottage/RV Exhibit A

BIBLE CONFERENCE CENTER

STATEMENT OF PURPOSE

Delta Lake Bible Conference Center exists for the purpose of presenting programs which foster Christian spiritual birth and growth in individuals and families. These programs encompass the areas of worship, instruction, service and fellowship, all favored by the distinctive beliefs of The Christian and Missionary Alliance. These beliefs include a commitment to preaching of the gospel to the ends of the earth and to the building up of the church and to the emphasizing of the fullness of Christ in personal experience.

We will...

- Emphasize for the churches of the Northeastern District of The Christian and Missionary Alliance all their denominational distinctives as we provide quality programs which foster spiritual nurturing for families and youth as well as programs of Christian fellowship and recreation.
- Provide excellence in facilities and services for other upstate New York Christian groups which are committed to proclaiming the truth of God's Word, and which stress the fullness of Christ in personal experience.
- Furnish these facilities and services, as program space allows, to other groups whose objectives are not in conflict with the above.
- Grant limited land for lots which may be leased by committed Christians who provide their own housing in order to participate in the ministry of the Conference Center.

Our vision is to expand our innovative, quality camping and year-round retreat programming to adults, youth, and the developmentally disabled of upstate New York in order to attract them here and touch them for Christ.

Here at Delta we want everyone to "...attain to the whole measure of the fullness of Christ." (Eph 4:13) This we endeavor to accomplish through retreats, conferences, and camping experiences.

STATEMENT OF FAITH of THE CHRISTIAN AND MISSIONARY ALLIANCE

There is one God, (1) who is infinitely perfect, (2) existing eternally in three persons: Father, Son, and Holy Spirit. (3)

Jesus Christ is the true God and the true man.(4) He was conceived by the Holy Spirit and born of the virgin Mary.(5) He died upon the cross, the Just for the unjust,(6) as a substitutionary

sacrifice.(7) and all who believe in Him are justified on the ground of His shed blood.(8) He arose from the dead according to the Scriptures.(9) He is now at the right hand of Majesty on high as our great High Priest.(10) He will come again to establish His kingdom, righteousness and peace.(11)

The Holy Spirit is a divine person, (12) sent to indwell, guide, teach, empower the believer, (13) and convince the world of sin, of righteousness, and of judgment. (14)

The Old and New Testaments, inerrant as originally given, were verbally inspired by God and are a complete revelation of His will for the salvation of men. They constitute the divine and only rule of Christian faith and practice. (15)

Man was originally created in the image and likeness of God:(16) he fell through disobedience, incurring thereby both physical and spiritual death. All men are born with a sinful nature, (17) are separated from the life of God and can be saved only through the atoning work of the Lord Jesus Christ. (18) The portion of the impenitent and unbelieving is existence forever in conscious torment;(19) and that of the believer, in everlasting joy and bliss. (20)

Salvation has been provided through Jesus Christ for all men; and those who repent and believe in Him are born again of the Holy Spirit, receive the gift of eternal life, and become the children of God. (21)

It is the will of God that each believer should be filled with the Holy Spirit and be sanctified wholly, (22) being separated from sin and the world and fully dedicated to the will of God, thereby receiving power for holy living and effective service. (23) This is both a crisis and a progressive experience wrought in the life of the believer subsequent to conversion. (24)

Provision is made in the redemptive work of the Lord Jesus Christ for the healing of the mortal body. (25) Prayer for the sick and anointing with oil are taught in the Scriptures and are privileges for the Church in this present age. (26)

The Church consists of all those who believe on the Lord Jesus Christ, are redeemed through His blood, and are born again of the Holy Spirit. Christ is the Head of the Body, the Church, (27) which has been commissioned by Him to go into all the world as a witness, preaching the gospel to all nations.(28) The local church is a body of believers in Christ who are joined together for the worship of God, for edification through the Word of God, for prayer, fellowship, the proclamation of the gospel, and observance of the ordinances of Baptism and the Lord's Supper.(29)

There shall be a bodily resurrection of the just and of the unjust; for the former, a resurrection unto life;(30) for the latter, a resurrection unto judgment. (31)

The second coming of the Lord Jesus Christ is imminent (32) and will be personal, visible, and premillennial. (33) This is the believer's blessed hope and is a vital truth which is an incentive to holy living and faithful service. (34)

[1] Deuteronomy 6:4, [2] Matthew 5:48, [3] Matthew 28:19, [4] Philippians 2:6–11, [5] Luke 1:34–38, [6] 1 Peter 3:18, [7] Hebrews 2:9, [8] Romans 5:9, [9] Acts 2:23–24, [10] Hebrews 8:1, [11] Matthew 26:64, [12] John 14:15–18, [13] John 16:13; Acts 1:8, [14] John 16:7–11, [15] 2 Peter 1:20–21; 2 Timothy 3:15–16, [16] Genesis 1:27, [17] Romans 3:23, [18] 1 Corinthians 15:20–23, [19] Revelation 21:8, [20] Revelation 21:1–4, [21] Titus 3:4–7, [22] 1 Thessalonians 5:23, [23] Acts 1:8, [24] Romans 6:1–14, [25] Matthew 8:16–17, [26] James 5:13–16, [27] Ephesians 1:22–23, [28] Matthew 28:19–20, [29] Acts 2:41–47, [30] 1 Corinthians 15:20–23, [31] John 5:28–29, [32] Hebrews 10:37, [33] Luke 21:27, [34] Titus 2:11–14

STATEMENT OF INTEGRATED PRACTICE AND POLICY

Every believer should conduct themselves in a manner that displays the highest regard for the standards of Christian conduct found in the Scriptures about their personal appearance, morals, actions, thoughts, conversation, and personal interactions. To that end, the Delta Lake Board of Directors has adopted to the following policy as an expression of how our Core Values and the C&MA Statement of Faith are then fleshed out in our living and serving together as a Christian Community.

Christian Community Policy of DELTA LAKE, INC.

I. Our Christian Community.

Delta Lake, Inc., a ministry associated with The Christian and Missionary Alliance (the “C&MA”), is a Christian community that exists to exercise and express our Christian beliefs and Christian mission. These beliefs include those set forth in the Statement of Faith and other sections of the Manual of the C&MA (the “Manual”) and additional beliefs set forth in this Policy or in other policies adopted by the Delta Lake Board of Directors. These beliefs are consistent with our mission: welcoming guests to encounter Jesus.

We exercise and express our beliefs in various ways, including:

A. As a *Community*.

We believe that God calls people to live out their faith in community with other believers, and that through such community we understand and nurture more fully the mystery of the gospel, the glory of God, the dignity and image of God which He has bestowed upon us, and the intimacy and joy for which God created us. Accordingly, we believe that our Christian community is itself an exercise and expression of our Christian beliefs; and

B. Through Our *Activities*.

We believe that all of our activities should express our beliefs and be rendered in service to God as a form of worship. As such, all Delta Lake activities further our Christian mission or purposes and are an exercise and an expression by Delta Lake, and by each participating representative, of our Christian beliefs.

Our Christian community members include both representatives and participants. Our community representatives include leaders (i.e., directors, officers, senior leadership team), as well as other employees and volunteers serving in direct ministry roles. The participants in the life of our community include volunteers serving in ministry support roles, contractors/vendors, and guests. These participants contribute to our Christian community, but they do not represent Delta Lake unless they are also serving in one of the representative roles identified above.

II. General Standards for Our Christian Community.

As a Christian community, Delta Lake exercises and expresses its Christian beliefs through the following standards.

A. Roles and Expectations for Representatives.

In response to God's calling on their lives, our representatives work together to advance our Christian mission. Delta Lake representatives are responsible for defining, cultivating, leading, and/or representing our Christian community as an expression and exercise of our Christian beliefs. As such, each Delta Lake representative is an integral part of our community. Accordingly, we expect each representative to comply with the following obligations:

1. Christian Beliefs. All representatives shall affirm their agreement with the Christian beliefs as expressed in the C&MA Statement of Faith (1) and shall not subscribe to or promote any religious beliefs inconsistent with such beliefs. With respect to other Christian beliefs held by the C&MA, all representatives must affirm our belief that their calling to serve in our Christian community requires them to respect such beliefs and to abide by community standards exercising or expressing such beliefs.
2. Christian Conduct Standards. All representatives shall at all times (both during working and nonworking hours) (i) model our Christian beliefs for others, (ii) perform all of their responsibilities as a service to God, and (iii) endeavor to comply with Biblical standards of conduct exercising or expressing our Christian beliefs, including Christian community standards adopted by the Church from time to time.
3. Distinctly Christian Activities. Each representative shall be ready, willing, and able to lead or contribute to distinctly Christian activities such as devotional worship or prayer services.

B. Roles and Expectations for Participants.

Although guests, volunteers in ministry support roles, and other program participants do not necessarily represent Delta Lake, they do contribute to our community, to the experiences of other participants, and to the accomplishment of Delta Lake's mission: welcoming guests to encounter Jesus. Accordingly, we expect participants to respect our

beliefs and abide by the Christian community standards applicable to them. Participants are expected, in the course of their participation in our community, to respect our beliefs and comply with applicable community standards.

Volunteers who are serving in ministry support roles as community participants (that is, they are NOT in a representative role) are generally not required to affirm our Christian beliefs. But, such participants are expected in the course of their participation in our community to respect our beliefs, support our mission and comply with applicable community standards. We may give preference for volunteer positions to individuals who share our Christian beliefs.

C. Standards for Community Activities and Facility Use.

In furtherance of its mission, Delta Lake engages in activities and provides facilities for evangelism, discipleship, Bible studies, devotional worship services, conferences, retreats, education and other activities. We engage in such activities and use our facilities solely to exercise and express our Christian beliefs and to further our Christian mission or purposes. In furthering our purposes, we may provide services or goods to, and may allow use of our facilities by, other groups and persons who are not associated with Delta Lake or the C&MA. But we may prohibit any activity, or any use of Delta Lake's facilities by another group or person, if we determine that such activity or use either:

- i. expresses a view contrary to our Christian beliefs,
- ii. is inconsistent with any applicable Christian community standards adopted by the Church from time to time, or
- iii. materially undermines our ability to accomplish our mission or act in furtherance of our purposes.

III. Implementation.

A. Compliance with Community Standards.

1. Spiritual Discernment.

The determination as to whether any particular representative, participant, activity, or use of Delta Lake's facilities complies with the applicable standards requires spiritual discernment applied to each particular circumstance and shall be made at the sole discretion of Delta Lake's leaders designated by the executive director and/or the Board of Directors. With respect to uses by other groups or persons, Delta Lake may consider without limitation both the content of the proposed activities and whether the group or person is generally perceived as advocating views contrary to its Christian beliefs.

2. Noncompliance.

If any representative or participant of Delta Lake does not comply with any applicable community standard, such individual shall have an obligation to disclose such noncompliance to Delta Lake. If its leaders or board determine, through such disclosure or otherwise, that a representative or participant is not complying with an applicable community standard, then Delta Lake may, in its sole discretion, determine the impact of any initial noncompliance on its exercise and expression of its Christian beliefs, and whether such individual or group intends or is likely to continue in such noncompliance. Such determinations also require spiritual discernment and shall be made as described above.

Delta Lake may also dismiss such individual from his or her position on the basis that such individual's noncompliance either (i) reflects that the individual does not affirm the Christian beliefs required for such position, or (ii) undermines the expression and exercise of the Church Christian community. Such action may be taken in accordance with any applicable procedures adopted by Delta Lake and its leaders and/or board.

3. Mission-Based Exceptions.

In some situations, Delta Lake may best exercise and express its beliefs and advance its mission through a representative, participant, activity, or facility use not in compliance with one or more of the applicable community standards. If the camp director or the board of directors determines, in its sole discretion, that such a situation exists, then the camp director or the board of directors shall have the discretion to authorize an exception to this Policy. Any representative or participant granted an exception shall be asked to respect our Christian beliefs, our mission, and our community standards.

B. Delegated Authority.

To exercise or express our Christian beliefs more fully, the Board of Directors may establish additional standards based on our Christian beliefs for the activities and facilities at the Conference Center or for its representatives or other community participants.

C. Scope.

Delta Lake, through its Board of Directors, may amend this document at any time. This document is not intended to create any express or implied contract of employment or to alter the at-will employment relationship between the Conference Center and its employees.

IV. Additional Standards for Our Community.

In response to current cultural trends, Delta Lake Inc. through its Board of Directors, has determined to articulate more specifically our Christian beliefs and associated community standards on the following subjects.

A. Human Sexuality and Marriage.

1. Our Christian Beliefs.

Delta Lake expressly adopts as its Christian beliefs the Statement on Human Sexuality and the Statement on Marriage-Divorce-Remarriage, as currently stated in the C&MA Manual.

2. Standards for Community Activities.

Our beliefs regarding human sexuality and marriage shall apply in all policies and programs in the Church Christian community. Among other things, in our policies and programs we will recognize only marriages consistent with our Christian beliefs. Any events at Delta Lake's facilities pertaining to marriage (e.g., weddings, receptions, anniversary celebrations) must involve only marriages consistent with our Christian beliefs. We may designate certain activities, facilities, or rooms, including restrooms and locker rooms, for participation or use by a single sex, and only individuals having the designated sex as determined in accordance with our beliefs may participate in such activities or use such facilities or rooms. Also, no pornographic materials may be present in any of our facilities or activities.

3. Standards for Community Representatives.

We expect all representatives to live in accordance with our beliefs regarding human sexuality and marriage (which include refraining from sexual relations outside of marriage and avoiding pornography). Among other things, we expect all representatives to avoid circumstances where there is temptation and opportunity to engage in sexual conduct contrary to our beliefs. Representatives may be asked to sign a statement affirming their agreement with our beliefs regarding human sexuality and marriage and compliance with these standards.

4. Standards for Community Participants.

We expect all participants not to affirm, promote, or engage in sexual relations contrary to our beliefs (and to avoid pornography) in connection with their use of Delta Lake's facilities or participation in its activities. We expect all guest groups to respect our Christian beliefs while participating in our activities or using our facilities. We do not

accept guest groups whose primary mission or objectives are to promote, encourage, or support views in conflict with our beliefs, even if that is not the intended purpose of their event. For example, we would not host a Christian group formed to affirm same sex relationships even if the group's event objectives were consistent with our beliefs.

B. Religious Activities.

We engage solely in activities that further our Christian mission or purposes. Because we believe that all such activities are conducted in service to God as means for spiritual growth, we consider these activities to be a form of worship.

We distinguish between exclusively religious activities and integrated religious activities. Exclusively religious activities refer to activities that primarily further only religious purposes, such as devotional worship or Christian education. Integrated religious activities refer to activities that substantially further both religious and non-religious activities. Such activities are often similar to activities conducted by nonreligious organizations and may include certain educational programs, athletic, cultural, humanitarian, and social service activities. We conduct such activities in response to God's calling and in furtherance of and in accordance with our Christian beliefs. In addition, we present our Christian viewpoints in such activities as applicable.

With respect to restrictions that may be imposed on the use of funds, facilities, or other benefits, we shall not agree to any restriction that would preclude us from conducting our integrated religious activities in furtherance of our Christian mission and in accordance with our Christian beliefs. To the extent consistent with this commitment, we may agree not to use designated funds, facilities, or benefits for exclusively religious activities.

C. Sanctity of Life.

Delta Lake expressly adopts as its Christian beliefs the Statement on the Sanctity of Life, as currently stated in the C&MA Manual. As dictated by these beliefs, Delta Lake will not, as an institution, fund abortions in any manner, including through a health care benefit plan that covers drugs used to induce abortions. Any requirement to facilitate abortions by offering such coverage, and any penalty for failing to offer such coverage, would directly and substantially burden and undermine our exercise and expression of our Christian beliefs.

D. Social Media, Political Activity, and Other Public Statements.

In any public forum, including social media, we expect representatives to respect our Christian beliefs and not to challenge, disparage, or undermine them. If a representative chooses to express his or her disagreement with a particular belief that he or she is not required to affirm, we expect such representatives to do so in a manner that respects our belief and makes it clear he or she is not expressing the view of the Delta Lake.



All believers should conduct themselves in a manner that displays the highest regard for the standards of Christian conduct found in the Scriptures about their personal appearance, morals, actions, thoughts, conversation, and personal interactions.

V. Conclusion: Application of C&MA Policy Statements and Perspectives

Representatives of Delta Lake must not identify with or promote behaviors, policies or perspectives which conflict with the Camp's policies and convictions, as outlined in this document, and/or are inconsistent with the C&MA distinctives as shown in its adopted Official Statements and Perspectives.

(Adopted as revised 9/2025)

Cottage/RV Exhibit B

BIBLE CONFERENCE CENTER

POLICIES

Delta Lake Bible Conference Center is a Christian community and for the good of the community, our staff, and many guest groups, we ask that you respectfully adhere to the following policies for cottage/RV owners:

Services: Since the major thrust of the Delta Lake Bible Conference Center is spiritual ministry, it is expected that all persons on the grounds will be respectful of whatever program is in progress.

Registration: As a cottage/RV owner, you are required to register for Family Camp. An information packet will be available for you at the Guest Services building if you complete the cottage/RV Family Camp registration form.

Guests: If you have guests that will be staying in your cottage/RV (anyone other than those listed on the Lease Agreement), please have them check in so we know they are on the grounds. During Family Camp they should check in at the Guest Services building. At all other times they should check in at the main office.

Medical Concerns: A licensed nurse is generally on site for most of the summer season. Feel free to consult the nurse with questions or to inquire about medical concerns. In the event of an emergency, dial 911 immediately – and notify the main office and/or Executive Director about a 911 call immediately so we can be prepared for an incoming ambulance and can help direct medical personnel to the proper site. If an injury takes place due to camp equipment or facilities that need attention, contact the main office and/or Executive Director as soon as possible.

Facilities: The lounge and bathroom facilities in the Main Lodge and Mini Lodge are for the guests who are staying in those buildings. The ballfield, gym and waterfront are for our guest programs first. We will post those program schedules outside the main office so you can plan around them.

Curfew: Quiet time/curfew begins at 11:30pm and must be observed. Occasionally a guest group requests an activity time that goes past 11:30pm. We will try to keep those late-night activities to a minimum and to let you know when they are scheduled.

Animals/Pets: Pets are not to be brought on the grounds to be housed in camp-owned facilities. We also ask that pets be kept out of the Delta Center. The only exception is a service dog accompanying someone in need of assistance. Cottage/RV owners may bring and keep a pet in their private cottage/RV, but whenever the pet is out of the cottage/RV it must be kept on a leash. It is your responsibility to take care of any waste from your pet. Please help us keep the campgrounds clean!

Refuse/Garbage Disposal: The garbage and recycling dumpsters are available for your use. We do ask that you help us keep the areas around those dumpsters clean. Please note that only recyclable items should be deposited, as per instructions on side of dumpster, in that dumpster. If the dumpsters are full, please do not leave garbage outside the dumpster. If you have large amounts of waste to dispose of due to projects in your cottage/RV, please dispose of that debris on your own. We can provide you with information on the local transfer station. Electronic equipment with or without cords (televisions, air conditioners, fans, telephones, etc.) are not to be disposed of in our dumpsters. Any other questions about getting rid of trash here at camp can be referred to the Facilities Manager or the Executive Director.

Maintenance: Feel free to contact our Facilities Manager with maintenance or repair questions about your cottage/RV. The main office can also provide you with contact information for additional local contractors.

Traffic: The speed limit on all camp roads is posted and will be enforced. Please help us keep a safe environment by following those limits. Please be especially careful of pedestrians and bicyclists when driving on camp grounds.

Use of Private/Rented Cottage/RV: Someone over the age of 18 must be present at any cottage/RV being used or rented.

Standards: Guests are requested to refrain from the use of tobacco, alcohol, and illegal drugs.

Advertising/Vending: Notices, advertisements, tracts, and private or commercial vending is prohibited without the express permission of the Executive Director.

Fire Hazards: The use of gas/charcoal grills and fire pits is allowed but only under proper supervision. Grills and fire pits are never to be left unattended.

Firearms: We do not allow the use of firearms, fireworks, air guns or slingshots. Bows and arrows may only be used with authorized camp supervision.

As a cottage/RV owner you are an important part of the community at Delta Lake. You can help us foster an environment for the Spirit of God to move in hearts and lives and support the overall work of building God's kingdom.

(revised 9/2025)

Cottage/RV Exhibit C

BIBLE CONFERENCE CENTER

REGULATIONS GOVERNING LEASES AND BUILDINGS

Purpose of Lease Availability

Leases were originally made available due to the shortage of camp-owned housing during Family Bible Conference. Attendees were able to use facilities which they themselves provided. The "vacation" usage evolved as Delta Lake programming was expanded, but the historical purpose continues to be our current guiding principle. Delta Lake is here for the purpose of ministry, and each facet of life here should reflect that purpose.

Whereas leases are used to manage the relationship between the cottage/RV owner and the property, there is no title to real estate leased nor implied ownership by the lessee of the property leased. The cottage/RV owner only owns the improvement or building situated on the leased property. Transfers of such improvements/buildings are best served with a 'bill of sale' between parties or lessees exchanging said improvement/building. Copies of such documents as well as lease agreements and certificates of insurance shall be maintained by Delta Lake, Inc., in its main office.

Application for Lease

Applicants must submit to the Delta Lake Executive Director a written request for a lease on a form provided by Delta Lake in which the following statements are clearly professed:

- Applicants must confess to an experience of being born again.
- Applicants must profess a willingness to conform to all standards of Delta Lake. Applicants will faithfully attend as many services as possible.
- Applicants will maintain proper appearance of their property and observe in their conduct due consideration for their neighbors.
- Applicants will well and faithfully remit all required charges.
- Applicants will supply references with application.

Concurrent leases on two or more lots by any one applicant will not be approved.

Instructional forms have been prepared by the Board's Cottager Sub-committee re procedures when a cottage/RV owner desires to sell their cottage/RV, or seeks to amend the lease by transferring or adding parties to a lease, and how interested persons may be prospective buyers when future cottage/RV sales are planned. These forms are available upon request from the main office.

Construction by Tenant

Procedure:

- Tenants submit written request to Delta Lake Cottager Subcommittee (Cheryl Roloson, 377 Imperial Ave., Painted Post, NY 14870 or cherieroloson@gmail.com) with drawings and descriptions.
- Delta Lake Cottager Subcommittee can approve renovations or construction that is within set regulations or forward their recommendations to the full Board of Directors for variance approval.
- After approval by the Cottager Subcommittee or the Delta Lake Board of Directors, some construction projects need to go to the Town of Lee Zoning Officer for approval and appropriate building permits.
- Projects must be completed within 8 months of approval by the Cottager Subcommittee or the full Board of Directors.

Size of Lot

Rental fee for lot and taxes are dependent upon square footage of building. Not all lots are of the same dimensions and therefore may have limited or no additional building space and may already exceed the first-floor 600 square foot limit.

Sale of Trailers and Buildings

No trailers or buildings shall be offered for sale without consultation with and permission from the Delta Lake Board of Directors. Delta Lake shall have the first option to purchase any trailer or building before it is offered for sale to others.

Character of Renters

Tenants are responsible to Delta Lake for their own character and conduct and for the character and conduct of their guests or subtenants. All must abide by the Lease Agreement and the Delta Lake Rules and Regulations (Exhibit B).

Utilities

Application for electrical service must be made directly to National Grid and all procedures and codes are to be observed. Electrical work must not be done in residences without proper applications, inspections and approvals by the local authority.

Shingles



Wooden shingles shall not be used in the construction or repair of roofs.

Service Quiet Times

Construction operations or other noises that constitute a disturbance must cease during public services.

Trees

No tree shall be cut, defaced, injured or felled. Prior approval from the Facilities Manager is required when the removal of a tree is necessary. Tenants are financially responsible for the removal of trees on their lot.

Changing Contour

Grading or contour changes of the land are only allowed with written permission from the Delta Lake Cottager Sub-committee and Executive Director.

Keys

A key for the cottage, RV/trailer or building must be left in the master key lock box located in the Delta Lake main office. The key will be accessible only to authorized personnel for emergency entrance, safety inspection, or as requested by the Tenant.

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