



OLD ORCHARD BEACH

— *Campground* —

gocamping.com

2023 Seasonal Agreement

The Staff at Old Orchard Beach Campground welcomes new guests and returning guests to spend the 2023 season with us. We appreciate your business and look forward to seeing everyone in 2023.

Please read through the seasonal agreement. Some policies have changed, and new policies have been added. It is your responsibility to let your dependents and visitors know the rules.

Thank you,

The Daigle Family
&
Staff

TABLE OF CONTENTS

General Information	4
Seasonal Site Fees and Payment Options - Tall Pines	5
Seasonal Site Fees and Payment Options - RV Sites	6/7
Dependent Qualifications	8
Visitor Fees & Seasonal Pass for Additional Occupants (new)	8
Guest & Visitor Conduct	8
Responsibility	8
Supervision	9
Compliance with the Laws	9
Noise & Alcoholic Beverages	9
Firearms	9
Seasonal Vehicle Stickers & Gate Keys	9
Motor Vehicles	9
Registration	9
Parking	9
Speed Limit	9
Repairs & Painting	10
Policies	10
Pets	10
Animal Trapping	10
Travel Vehicles	10
Trash Removal	10
Vacant Sites	10
Mail & Packages	10
Solicitation	10
Firewood	10
Fire Prevention	10
Enforcement	11
Ejection & Termination	11
Force Majeure	11
Pools & Hot Tub	11
Property Taxes & Insurance	12
Utilities	12
Electricity & Electric Bills	12
Electrical Service	12
Water & Sewer Lines	12/13
Prevent Freezing	13
Sewer System	13
Repairs	13
Propane	13
Site Maintenance & Construction	13
Site Improvements	13
Contractors	13
Delivery Vehicles	13
Lot Maintenance & Mowing	13/14
Inspection of the Lot	14
Property	14
Sale of Unit	14
Removal & Subletting	14
2023 Seasonal Agreement Applicant Information Form	15/16
2023 Storage Release of Liability	17
2023 Golf Cart Agreement	18
Signature Form of 2023 Seasonal Agreement	19
Seasonal Building/Improvement Approval Form (new)	20
Automatic Payments Credit Card Authorization Form (new)	21

General Information

- 2023 Season is May 1st to November 1st - Entry after November 1 is prohibited.
- A seasonal reservation is not confirmed until all payment terms are met. ***Signed seasonal agreements must be returned to the campground by January 31, 2023.***
- Guests must accept the agreement as it is written; handwritten or crossed-out items do not imply that the guest does not accept that particular term.
- Guests are required to inform Campground staff of their arrival for the season and their departure at the end of the season.
- Admission is at the visitor's own risk. The Campground will not be liable for any loss, damage, or injury sustained by the visitor while on the premises. Campground staff may provide assistance, but a Guest is responsible for his or her safety and well-being.
- The Campground may photograph/record any visitor for any purpose, without prior approval or compensation.
- Rules and regulations are subject to change without notice.
- Guests must keep a current address, phone number, and email on file with the office.
- All seasonal units brought into the campground may not be more than ten (10) years old without written permission from management.
- Minors under the age of 21 will not be allowed to camp without direct adult supervision.
- Disorderly conduct toward other guests and staff will not be tolerated and will result in immediate termination of your camping privileges as well as removal from the campground.
- There are no refunds for voluntary departure, eviction, removal by law enforcement, court order, acts of nature, or any other reason.
- Rules and Regulations are subject to change at Management's discretion at any time and without prior notice. Once posted at the office, amendments become effective on the date specified therein. Copies of such amendments will be made available upon request.
- Guests are responsible for all costs associated with collecting seasonal fees or any fees associated with having a seasonal site.
- For specific questions and concerns, please see the Campground Manager.

2023 Seasonal Site Fee & Payment Options - Old Orchard Beach Campground

Tall Pines

The seasonal site fee for 2023 in Tall Pines is \$6495.00 plus 9% Maine Lodging Tax, a total of \$7079.55.

Payment in Full - Cash or Check

Payment option 1A

Amount: \$6879.55

Due: January 10, 2023

If choosing this option, the site fee is discounted by \$200.00.

All checks must be made payable to RBD, Inc.

Payment in Full - Credit Card

Payment option 1B

Amount: \$7079.55

Due: January 10, 2023

2 Installments - Cash or Check

Payment option 2A

Payment 1

Due: January 10, 2023

Amount: \$3464.78

Payment 2

Due: May 1, 2023

Amount: \$3464.77

Total Payment: \$6929.55

If choosing this option, the site fee is discounted by \$150.00.

All checks must be made payable to RBD, Inc.

2 Installments - Credit Card

Payment option 2B

Payment 1

Due: January 10, 2023

Amount: \$3539.78

Payment 2

Due: May 1, 2023

Amount: \$3539.77

Total Payment: \$7079.55

8 Installments – Cash, Check, or Credit Card

Payment Option 3

A deposit of **\$1500.06** is due on **January 10, 2023**. The remaining balance can be paid in seven monthly installments of **\$809.07** starting on **February 1, 2023**. The last payment is due on or before **August 1, 2023**. Monthly payments are due by the 1st of each month. The total fee if choosing Option 3 is **\$7163.55**.

A **\$12.00** per month fee will automatically apply for selecting option 3 for payment and is included in the **\$809.07** monthly payment. **All checks must be made payable to RBD, Inc.**

If you want to set up automatic credit card payments, please fill out the credit card authorization form and return the form with the seasonal agreement. This can also be filled out digitally with your seasonal agreement.

Late Fees

The required monthly installments must be paid by the first of each month to avoid late fees.

The late fee for paying after the first of the month is **\$75.00**.

A late fee of \$300.00 will apply to all accounts not paid in full by August 1, 2023.

For each month that an account remains unpaid after **August 31, 2023**, an additional fee of **\$150.00** will be applied to the statement.

Discounts

Discounts do not apply if the payment option chosen is not followed.

2023 Seasonal Site Fee & Payment Options - Old Orchard Beach Campground Grove 104-117, 135a-137 & Bear Brook 335 & 336

The seasonal site fee for 2023 for an RV outside row site is \$6250.00 plus 9% Maine Lodging Tax, a total of \$6812.50.

Payment in Full - Cash or Check

Payment option 1A

Amount: \$6622.50

Due: January 10, 2023

If choosing this option, the site fee is discounted by \$190.00.

All checks must be made payable to RBD, Inc.

Payment in Full - Credit Card

Payment option 1B

Amount: \$6812.50

Due: January 10, 2023

2 Installments - Cash or Check

Payment option 2A

Payment 1

Due: January 10, 2023

Amount: \$3336.25

Payment 2

Due: May 1, 2023

Amount: \$3336.25

Total Payment: \$6672.50

If choosing this option, the site fee is discounted by \$140.00.

All checks must be made payable to RBD, Inc.

2 Installments - Credit Card

Payment option 2B

Payment 1

Due: January 10, 2023

Amount: \$3406.25

Payment 2

Due: May 1, 2023

Amount: \$3406.25

Total Payment: \$6812.50

8 Installments – Cash, Check, or Credit Card

Payment Option 3

A deposit of **\$1500.06** is due on **January 10, 2023**. The remaining balance can be paid in seven monthly installments of **\$770.92** starting on **February 1, 2023**. The last payment is due on or before **August 1, 2023**. Monthly payments are due by the 1st of each month. The total fee if choosing Option 3 is **\$6896.50**.

A **\$12.00** per month fee will automatically apply for selecting option 3 for payment and is included in the **\$770.92** monthly payment. **All checks must be made payable to RBD, Inc.**

If you want to set up automatic credit card payments, please fill out the credit card authorization form and return the form with the seasonal agreement. This can also be filled out digitally with your seasonal agreement.

Late Fees

The required monthly installments must be paid by the first of each month to avoid late fees.

The late fee for paying after the first of the month is **\$75.00**.

A late fee of \$300.00 will apply to all accounts not paid in full by August 1, 2023.

For each month that an account remains unpaid after **August 31, 2023**, an additional fee of **\$150.00** will be applied to the statement.

Discounts

Discounts do not apply if the payment option chosen is not followed.

For each month that an account remains unpaid after **August 31, 2023**, an additional fee of **\$150.00** will be applied to the statement.

2023 Seasonal Site Fee & Payment Options - Old Orchard Beach Campground

Grove 119-134, 153 & Bear Brook 308-313, 316-334

The seasonal site fee for 2023 for an RV inside row site is \$5950.00 plus 9% Maine Lodging Tax, a total of \$6485.50.

Payment in Full - Cash or Check

Payment option 1A

Amount: \$6315.50

Due: January 10, 2023

If choosing this option, the site fee is discounted by \$170.00.

All checks must be made payable to RBD, Inc.

Payment in Full - Credit Card

Payment option 1B

Amount: \$6485.50

Due: January 10, 2023

2 Installments - Cash or Check

Payment option 2A

Payment 1

Due: January 10, 2023

Amount: \$3182.75

Payment 2

Due: May 1, 2023

Amount: \$3182.75

Total Payment: \$6365.50

If choosing this option, the site fee is discounted by \$120.00.

All checks must be made payable to RBD, Inc.

2 Installments - Credit Card

Payment option 2B

Payment 1

Due: January 10, 2023

Amount: \$3242.75

Payment 2

Due: May 1, 2023

Amount: \$3242.75

Total Payment: \$6485.50

8 Installments – Cash, Check, or Credit Card

Payment Option 3

A deposit of **\$1500.03** is due on **January 10, 2023**. The remaining balance can be paid in seven monthly installments of **\$724.21** starting on **February 1, 2023**. The last payment is due on or before **August 1, 2023**. Monthly payments are due by the 1st of each month. The total fee if choosing Option 3 is **\$6569.50**.

A **\$12.00** per month fee will automatically apply for selecting option 3 for payment and is included in the **\$724.21** monthly payment. **All checks must be made payable to RBD, Inc.**

If you want to set up automatic credit card payments, please fill out the credit card authorization form and return the form with the seasonal agreement. This can also be filled out digitally with your seasonal agreement.

Late Fees

The required monthly installments must be paid by the first of each month to avoid late fees.

The late fee for paying after the first of the month is **\$75.00**.

A late fee of \$300.00 will apply to all accounts not paid in full by August 1, 2023.

For each month that an account remains unpaid after **August 31, 2023**, an additional fee of **\$150.00** will be applied to the statement.

Discounts

Discounts do not apply if the payment option chosen is not followed.

Dependent Qualifications

Dependent children:

- Unmarried children under the age of 18 who live in the same household as the seasonal guest.
- Unmarried college students ages 18 to 22 who live in the same household as the seasonal guest. A valid student id is required.

If you have no dependent children:

- You may list up to 4 unmarried grandchildren under the age of 18 or ages 18-22 if they are unmarried college students. A valid student id is required.

If you have no dependent children or grandchildren:

- You may list your parents.

Anyone that does not qualify as a dependent in the above list is considered a visitor. Proof of age and address may be required. **A maximum of 4 dependents may be listed on your seasonal agreement unless you have more than 4 dependent children.**

Season Pass for Additional Occupants

Additional Occupant Season Pass Rates

- \$200 - Additional adult including parent, adult child, or domestic partner of an adult child (ages 18 or older).
- \$125 - Additional child including a grandchild, great-grandchild, niece, or nephew (ages 4-17).

Additional Occupant Season Pass Guidelines

- This is a trial for the 2023 season.
- There is a maximum of 8 people allowed per site at any time.
- Dependents and additional occupants are not permitted to use the campground or site if the seasonal guest/owner of the RV or Park Model is not present.
- All additional adult occupants need to fill out the "Additional Occupant Season Pass" form.
- Please see Management if interested.
- Additional adult occupants will receive a sticker and a gate card for the 2023 season.

Visitors Fees

Anyone who does not qualify as a dependent in the seasonal agreement is considered a visitor. There is a charge for each visitor over the age of three (3) who stays longer than two (2) hours. The visitor's fee for persons visiting seasonal guests is 50% off the published rate for visitors. All visitors are expected to pay upon arrival before entering the campground. If a visitor pays in cash and leaves within two hours of arrival, we will refund them. Refunds are valid once per day. Refunds do not apply for credit card payments. There is no additional fee for a day visitor's vehicle.

Any seasonal guest who is single is allowed one free visitor at any time. The maximum number of people allowed on a site is eight (8). Management approval is required for any larger parties. For the 2023 season, we are giving each seasonal site thirty (30) free visitor passes. Each pass is good for one visitor for either a day or night stay. If you are using a visitor's pass and your guests will be less than 2 hours, they can stop by the office on their way out and they won't use up one of your free passes. If you want your visitor to use a pass you must inform the office prior to their arrival.

Seasonal guests are not permitted to open the gate for visitors. All visitors must check in at the office before entering the campground. A Seasonal guest who opens the gate for a visitor during hours when the office is open will be charged and billed for any visitors at \$25.00 per person. Visitors who arrive after the office closes should let security know and register as soon as the office opens.

Guest & Visitor Conduct

Responsibility Guests are responsible for the conduct of their household members and visitors. Guests shall not permit either their family members or visitors to enter utility buildings kept by Management or other areas designated by Management as off-limits. **Please let family and visitors know the campground rules.**

Supervision No one is permitted to play or loiter in empty sites or the streets. Throwing rocks, digging near lots, destruction of trees or other mischievous behavior will not be allowed.

Compliance with Laws

Guests, their household members, and visitors shall comply with all local and state laws.

Noise Parties, loud musical instruments or radios, or offensive noise are prohibited. Noises of any kind, which disturb other guests of the Campground, are not permitted between the hours of 10:00 p.m. and 8:00 a.m. During quiet hours, noise should be low enough not to be heard outside the perimeter of the site. Shouting, fighting, and other forms of disorderly behavior are prohibited.

Alcoholic Beverages Per Maine State law, persons under 21 years of age are not permitted to consume alcohol. Any use of alcohol must be within the law. If you chose to drink, please do so responsibly. Driving a motor vehicle including a golf cart while impaired is prohibited.

Firearms No firearms may be carried or fired in the Campground. All firearms in the Campground must be kept unloaded, out of sight, and in a safe place at all times.

Seasonal Vehicle Stickers and Gate Keys

Vehicle Stickers Each Seasonal guest will receive two automobile stickers unless the site only has one vehicle. Stickers should be placed in the lower-left corner of the vehicle's windshield. Stickers must be applied to the windshield. You may not hold, tape, or hang the sticker in the vehicle. Each vehicle parked in the campground is required to have a sticker. Additional stickers are **\$10.00** each. Stickers are for registered seasonal guests only. The license plate number of the vehicle will be written on the sticker. The sticker and plate number must match.

Gate Keys Seasonal gate keys are for Seasonal guests only. Gate keys are not to be given out to visitors. Seasonal guests are not permitted to open the gate for visitors. Visitors are expected to register in the office before entering the campground. Any guest who opens the gate for visitors will automatically be charged and billed for visitors at a rate of **\$25.00** per visitor. Seasonal guests will be issued one gate card per occupant with a registered vehicle. License plate numbers will be linked to the gate card number issued. **If you lose your gate key, it will be deactivated. The cost of a replacement key is \$10.** See management for a new gate card.

Motor Vehicles

Registration No unregistered or uninspected motor vehicles of any size or type are permitted in the Campground. Permitted vehicles must be in a drivable condition with a quiet muffler system. Only persons with a valid license may operate a vehicle (including golf carts and other motorized vehicles) in the campground. Trucks, ATVs, snowmobiles, or other large vehicles may not be stored on the site without the written consent of Management. Trailers and campers may be parked in driveways or on the street, only for the purposes of loading or unloading and must not block traffic.

Parking Motor vehicles must be parked in the driveway of their owner's site and not on the lawn or grassy areas. No parking on the street or at vacant sites is allowed without prior written permission from Management. Parking at another guest's site is not permitted unless you have an agreement with the guest. The Campground at any time can assign a vacant site to another guest. We are not able to look around the campground for a vehicle owner so they can move their vehicle off a vacant site. Vehicles parked in vacant lots will be towed at the owner's expense.

Boats, trailers, and RVs are not allowed to be stored at the campground.

Speed Limit The speed limit is five (5) miles per hour. The speed limit is strictly enforced and exceeding the speed limit may be grounds for termination of the seasonal site agreement.

Repairs & Painting Repairs to or painting of vehicles in the Campground are prohibited. Damage to paved parking areas caused by leaking gasoline, oil, or other substances shall be the responsibility of the guest and shall be fixed immediately. The guest must promptly repair vehicles causing such damage or remove the vehicle from the Campground.

Policies

Pets We are a pet-friendly campground and welcome well-behaved pets. No site can have more than **two pets**. Pets may not be left unattended at any time. Pets must be kept on a leash no more than 6 feet in length and remain under control at all times. Pets cannot be tied up outside. You must have a copy of your pet's rabies vaccination records with you in your residence. **Rabies vaccinations must be up to date.** Pets are not allowed in any common areas. Howling and barking will not be tolerated. You must always clean up after your pet. You may not let your pet do its business on other guests' sites.

If there is a valid complaint concerning your pet, Management reserves the right to have the pet removed from the Campground. Management also reserves the right to restrict disruptive pets, exotic pets, and dogs considered an aggressive breed-

Animal Trapping The campground is home to many species of wildlife. It is prohibited to harm or trap any animal on the property.

Travel Vehicles Bicycles and other authorized wheeled vehicles shall be ridden only on streets. They are strictly prohibited from lawns. Individuals are also not allowed to cross other sites for any reason. All travel is limited to the streets. Travel Vehicles should not be left in the street. Bicycles must be parked on your site at dusk for your safety. Gas-powered vehicles other than cars or trucks are prohibited.

Trash Removal All household waste must be in plastic bags and placed in the dumpsters provided. If the dumpster is full, do not leave trash on the ground. Any other type of waste including but not limited to car batteries, paint, furniture, mattresses, etc. must be disposed of properly off-site and not left in or at any of the dumpsters. Anyone who leaves prohibited material in or around the dumpster shall pay management whatever costs are incurred in having it removed and disposed of properly. Household waste should not be dumped in the recycling bin. Use the recycling bin for broken-down cardboard, paper, and plastics. Guests are not permitted to pick through or remove trash from the dumpsters or recycling bin.

Vacant Sites Vacant sites are not to be disturbed or utilized for any purpose. They are to remain neat and attractive for the next occupants. Management reserves the right to use the vacant sites in Tall Pines as needed. Parking vehicles or golf carts on vacant sites is prohibited.

Mail & Packages Seasonal guests of the campground should have their mail sent to a box at the Post Office or UPS Store and not the campground. Mail sent to the campground will be returned to the post office. Packages sent by UPS, FedEx, or any other carrier will not be accepted.

Solicitation Peddling, soliciting, or commercial enterprise is not allowed in the Campground without first obtaining written permission from Management.

Firewood Firewood bundles can be bought at the campground store. For larger quantities, please contact the office. Delivery of firewood from an outside company is prohibited. Out of state, wood is banned in the State of Maine. Small woodpiles must be kept in an enclosed area such as a shed.

Fire Prevention Fires are allowed in safe and secure fireplaces. Fires are to be reasonable in size and located in a place where the fire will not interfere with other occupants' health and welfare. Fire pits including gas fire pits should not be placed/used under any canopy or gazebo. Charcoal, gas grills, and hibachis may be used if they are operated properly and are in good working order. No liquid petroleum, propane, or similar gas tanks shall be stored inside or under any structure. Gas fuel tanks must be properly installed by an authorized gas company and must be placed at the rear of the home. No flammable materials, including but not limited to gasoline or kerosene, may be stored under or within the unit.

Enforcement Enforcement of these rules shall be the responsibility of Management. Violations should be reported in writing to Management. Any breach of a provision to these regulations must be corrected within the time specified in a written notice from Management. If such violation is not corrected within the specified time, Management may terminate any Seasonal Agreement and immediately seek the removal of the Occupant.

Ejection The use and occupation of a site at Old Orchard Beach Campground is subject to 30-A M.R.S.A, Chapter 183, Subchapter 3, and the failure by a guest to comply with these Rules and Regulations or non-compliance with the terms of the Seasonal Agreement may be grounds for termination of the Seasonal Agreement and ejection from the Campground. Management reserves the right, in its sole discretion, to eject any disruptive or destructive person who disturbs, threatens, or endangers other guests or who violates any rule of the Campground.

Termination Any abusive behavior, disruptive behavior, foul language, physical assault or fighting, discrimination, or unconscionable or excessively inconsiderate behavior, whether directed at staff, agents of the Campground, other Seasonal Guests, or any other person, will not be tolerated. Such behavior shall be grounds for immediate termination of the Seasonal Guest's rights under the Seasonal Site Agreement and immediate removal of offending part(ies) from the Campground, including summary removal as permitted under 30-A M.R.S.A. §3837.

Force Majeure. Management shall not be liable to a Seasonal Guest or any other person for any failure, disruption, or delay in the performance of Campground's obligations under the Seasonal Site Agreement or under the Rules and Regulations as a result of a Force Majeure Event (as defined below), including, without limitation, any inability of the Campground to (i) provide Seasonal Guests, and their visitors and/or invitees, with full and complete access to and/or use of such Site or any portion of the Campground premises during all or any portion of the season, (ii) provide any utilities, services, or other amenities in connection with a Seasonal Guest's site or any portion of the Campground premises.

Upon the occurrence of any Force Majeure Event, any Seasonal Guest may elect to terminate their Seasonal Site Agreement by providing written notice of such election to Management within fourteen (14) days of the Force Majeure Event. If the Seasonal Guest elects to terminate within said time (i) Seasonal Guest may receive a pro-rated refund of site fees for the period after the date of termination, and (ii) the Seasonal Guest's unit and all personal property shall be promptly removed from the site. No refund will be paid until Seasonal Guest's unit and all personal property are removed, and all accrued fees paid. If a Seasonal Guest does not elect to terminate within said fourteen (14) day period, then the Seasonal Guest shall not be entitled to any refund, proration, or reduction in fees or charges.

"Force Majeure Event" shall mean: any act or regulation of any governmental or public authority, fire, flood, natural disaster, hazardous weather condition, civil disturbance, boycott, labor dispute, riot, tumult, epidemic or pandemic, war, act of terrorism or public enemy, state of emergency or acts of God that makes it impossible or not reasonably practical for Management to fulfill any of its material obligations under the Seasonal Site Agreement or these Rules and Regulations.

Pools & Hot Tubs:

There are no lifeguards at any pool at Old Orchard Beach Campground.

Use of the pools is at your own risk.

Please no diving.

Children under the age of 14, must be accompanied by an adult while in the pool area.

Glass bottles, metal cans, food, and pets are not permitted in the pool area. Pets cannot be tied up outside of the pool area.

Smoking is not permitted in the pool area.

Disposable swim pants must be worn by infants and young children.

Hot Tubs Children under the age of 12 are not permitted to use the hot tubs at any time.

Property Taxes and Insurance

Property Taxes The Campground is required to keep current a register of guests and to report the names and addresses of guests to the City of Saco or Old Orchard Beach depending on where your unit is located in the Campground. You will receive a statement from the municipality for your personal property tax bill. The owner listed on April 1st will receive the tax bill. If you sell your unit, it is your responsibility to forward the bill to the new owner.

Insurance Guests must carry sufficient property and liability insurance.

Guests agree to indemnify and hold the Campground and Management harmless from:

- Fires
- Storm damage
- Vandalism
- Injury
- Property damage claims to arise out of the occupant's use of the Campground including use by their household members, guests, or invitees.

Management shall not be responsible for inspecting or guarding the guest's unit while it remains unoccupied during the winter months or at any other time.

Guests shall carry sufficient amounts of insurance to provide adequate protection for their personal property for damages caused by other individuals or Acts of God.

Utilities

Electricity Each seasonal site is metered for electricity. Electric meters will be read on the first of each month. Payment of electricity is due upon receipt. Any electric bills not paid in full by the 15th of the following month will incur a \$25.00 late fee. Late fees will apply each month until paid. Late fees will not be waived for non-payment.

Using electricity on open sites to charge a golf cart or a vehicle is not permitted.

Electric Bills Invoices will be sent by email or mail. Please choose your preferred method on page 16. Meters are read on the first day of every month from June through November. You should receive your bill within the first week of the month. If you have not received your bill by the middle of the month, it is your responsibility to let us know. Electric bills should be paid on a monthly basis during the season.

Ways you can pay your electric bill:

- With a credit/debit card through the email received.
- With a check written out to **RBD, Inc.**
- Call the office and pay with a credit card. All Guest Service Agents can accept payments.
- Cash
- Automatic payments: please fill out the Automatic Payment Credit Card Authorization Form on page 21 and return it to the office. This can also be filled out digitally with your seasonal agreement.

Electrical Service Guests should know how to operate electrical shutoff devices on both the inside and outside of the unit. Guests are prohibited from attaching any objects in any manner to electric utility poles. Wiring from the meter box to the unit and inside the unit is the guest's responsibility, and such wiring is to be maintained per all applicable state and local codes. Tampering with electric service, plumbing connections, or other Campground utility connections is strictly prohibited. Meter boxes should be easily accessible and have no obstructions. Please contact Management in the event of a problem.

Water and Sewer Lines Plumbing must be kept in good repair so we can conserve the use of water and the health and safety of all occupants. Management reserves the right, without notice, to shut off water to a park model or RV in the event of a substantial water leak or continuously running water. Management is not responsible for water heater damage if the water drains out of your tank during an emergency shut-off. Management further reserves the right to restrict water utilization during an emergency shut-off. Management also reserves the right to restrict water utilization during emergency periods arising from weather conditions, mechanical breakdowns, or other exigent circumstances. The water and sewer

lines are Management's responsibility at and below ground level. Water and sewer lines are the guest's responsibility above ground level.

Prevent Freezing When leaving your unit during the winter, the unit must be winterized. Management is not responsible for damage to pipes or plumbing caused by freezing. The cost of repair to frozen water lines is the responsibility of the guest.

Sewer System Do not flush garbage, sanitary napkins, cigarettes, paper towels, disposable diapers, grease, or any other non-soluble item or substance in toilets or drains. Doing so may cause a backup of the sewer system and lead to unsafe conditions. A clogged or disconnected sewer line shall be reported immediately to Management. If a clog or disconnect of the sewer line is caused by the guest or his or her family or visitors, the guest will be charged a fee of no less than thirty dollars (\$30.00).

Repairs Should any guest have a problem of any kind with the sewer pipe from the park model to the sewer line, it is the guest's responsibility to have it repaired or routed out. If the pipe is clogged, broken, bent at a wrong angle, or becomes loosened or unattached from under the park model, the pipe from the park model to the sewer line is the guest's Responsibility.

Propane Champagne's Energy Inc. is the company that delivers propane. You will need to set up an account with them. (207) 283-1518, 844 Old Post Rd, Arundel, ME 04046. Champagne has specific delivery days for Old Orchard Beach, please plan accordingly so you do not run out. Deliveries of propane must be made between the hours of 7:00 a.m. and 7:00 p.m.

Site Maintenance & Construction

Site Improvements Prior to making any improvements to your Park Model, RV, or site you must get Management approval. A Seasonal Building/Improvement Approval Form, which is included with the 2023 Seasonal Agreement, must be filled out and submitted for review. Forms should include materials to be used, an outline of the project, and who is completing the work. Any projects built without approval will be removed at the seasonal owner's expense. Construction must be completed by June 30 and No Construction is permitted on Memorial Day weekend (Friday-Monday). Construction may resume after Labor Day. Construction is not permitted before 8 AM or after 6 PM at any time. Management reserves the right to make exceptions to the dates for a construction project if necessary. All exceptions must be approved and in writing.

Porches and screen rooms must be of a manufactured type and not homemade. Not all sites are permitted to add a porch or screen room.

Contractors Only properly licensed subcontractors will be allowed to work in the Campground. It is the guest's responsibility to ensure that they are licensed, insured, and following the appropriate code. Management must be notified before work commences, and Management shall be furnished with a copy of a building permit for any work requiring such permit.

Delivery Vehicles Management explicitly reserves the right to restrict the operation of all delivery or other vehicular traffic within the Campground if needed. Propane delivery vehicles and other heavy trucks are prohibited from individual residents' driveways. When making deliveries, all delivery trucks shall park in the street.

Lot Maintenance Grounds must be kept neat and clean at all times. Tarps, motorized vehicles, utility trailers, pools, outdoor refrigerators, trash, etc. are not allowed on the site. Guests are expected to maintain the site in an attractive manner and good repair at their expense. Guests shall not make additions or improvements to a unit or site, without first obtaining Management's written consent, it being understood that said additions or improvements if approved by Management, should be made solely at the expense of the Guest. Crushed stone driveways must be maintained and kept weed-free. Units must be maintained free of mold at all times. Toys, bicycles, etc. are to be put away at the end of the day. Clutter will not be tolerated and must be taken care of each day. If the lot is left in a cluttered state for an extended period, Management will clean the lot, and the resident will be charged a service fee of not less than twenty-five dollars (\$25.00).

If a lot is not being properly maintained, Management reserves the right, after seven (7) days notice, to take all necessary steps to clean the lot and to charge the guest the actual cost of maintenance.

Mowing Lawns must be well-groomed. Management will give forty-eight (48) hour notice that the lawn needs mowing or trimming, Management will mow and trim the lawn and will charge the resident no less than thirty-five dollars (\$35.00) plus ten dollars (\$10.00) for any trimming required. Please note that if you use a sprinkler system, it must have rainy-day detection to skip cycles accordingly. Mowing is permitted after 9:00 am. Any damage done to the lawn will be the responsibility of the guest. Management shall make repairs after seven (7) days' notice to the guest, and the guest will be charged the actual cost of this service.

Inspection of the Lot Management reserves the right to inspect any lot or the exterior of any unit in the Campground at all reasonable hours.

Property Guests are responsible for their personal property and possessions whether on their site, in the designated storage area, or elsewhere on the Campground. Management assumes no responsibility for lost, stolen, or damaged property of guests in the Campground unless caused by Management's negligence. If the guest causes any damages to any property or equipment in the Campground by negligence, misuse, or intent, by that of his family, visitors, or any agent of the guest, the guest shall be responsible for these damages. The damages shall be measured by the restoration or replacement cost resulting from the act of the guest. These costs shall be due ten (10) days after Management has furnished the guest with a written demand for payment.

Sale of Unit

The owner of a unit in this Campground has the right to sell the unit in place provided:

- All seasonal fees, charges, and electrical fees are paid in full.
- Seasonal Guest has received Management approval to sell.
- The prospective buyer has completed and agreed to the terms of the Seasonal Agreement.
- The prospective buyer must be approved by Management prior to the sale.
- The \$2000.00 transfer fee has been paid by the seller. The transfer fee applies to any guest who chooses to sell their rv or park model in the park.

Any person wishing to sell their unit will receive a blue sun from the office to be placed in the window of your unit. If you are using a real estate agent, you may have one real estate sign in the window.

Removal Only an individual or company that is bonded or insured for damages to the premises, and can and will conduct itself in a professional, businesslike manner may undertake the removal of a unit. Upon presentation of bond or insurance and assurances of compliance with proper standards, Management will authorize a requested installation or removal.

Subletting Owners/occupants shall not assign his or her interests in the unit, sublet, or sell the unit without the express written consent of Management. Friends and family members are not permitted to use seasonal guests' RV or Park Model while the seasonal guest is not present.

Subletting your unit at any time is grounds for immediate termination of your seasonal site.

Old Orchard Beach Campground

27 Ocean Park Road, Old Orchard Beach, Maine 04064

2023 Seasonal Agreement Occupant Information

Site #: _____

Date: _____

Please Print. Forms must be completely filled out, signed, and returned by January 31, 2023.
 Access to the campground will be restricted if signed agreements are not returned.
Please do not put "see last year, on file, etc."

OCCUPANT ONE: (Owner & Primary Contact Person)

Name:					
Cell Phone:		Home Phone:			
Email:					
	Street Address	Unit	City	State	Zip Code
Winter Address:					
Summer Address:					

Are you a single seasonal occupant? YES NO

OCCUPANT TWO:

Name:					
Cell Phone:		Home Phone:			
Email:					
	Street Address	Unit	City	State	Zip Code
Winter Address:					
Summer Address:					

List all dependents below:

Please see page 8 for Dependent Qualifications.

Name of Dependent	Age	Date of Birth	Relationship	Will they need a gate key and sticker?

Owner of Vehicle	Make	Model	Year	State	Plate	Color

Do you have a **pet**? YES NO

I have read the Pet Policy on page **10**. _____

Initials

- Cat/Dog (please choose one) Breed: _____ Weight: _____ Color: _____
Rabies Tag Number: _____ Rabies Expiration Date: _____
- Cat/Dog (please choose one) Breed: _____ Weight: _____ Color: _____
Rabies Tag Number: _____ Rabies Expiration Date: _____

Do you have a **golf cart**? YES NO

If yes, please fill out the "Golf Cart Agreement" form on page 18.

Do you have an **electric vehicle**, not including a golf cart? YES NO

Do you have a **motorcycle**? YES NO If yes, how many? _____

Do you have a **scooter**? YES NO If yes, how many? _____

Emergency Contact Information:

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

Please check off your payment choice: One option must be chosen.

Pay in Full Option: 1a 1b

2-Installment Payment Option: 2a 2b

8 Monthly Installment Payments, plus \$12.00 per month service charge: Option 3

Discounts will not be honored if payment is not received by the payment due date.

A late fee of **\$75.00** will apply to an account if the monthly payment is not received by the **first** of the month. _____
Initial

A late fee of **\$300** will apply to all accounts not paid in full by **August 1, 2023**. For each month that an account remains unpaid after **August 31, 2023**, an additional fee of **\$150** will be applied to the statement. _____
Initial

What is your preferred way to receive your monthly electric bill? *One option must be chosen.*

- Email (it must be the primary contact person listed on the previous page)
- Delivered to your site
- Mailed to your home address

If you choose to have your electric bill emailed, check your spam folder if you don't receive it in your inbox. It will look like a reservation confirmation. The link in the email will show your invoice. You may pay through the link.

Old Orchard Beach Campground

2023 Seasonal Agreement

2023 Storage Release of Liability

All Seasonal Guests must sign and return this agreement; please return by January 31, 2023

Storage Dates: November 1st, 2023 to April 30th, 2024

Before moving any RV from the storage area or to and from a campsite, the following Release of Liability must be signed and returned to the Office. For the purpose of this Release of Liability, storage may be on your site or in a dedicated storage area. As a reminder, all storage participants are entitled to move their RVs to and from the dedicated storage area, if one is available.

- Applicant acknowledges that the storage facility is not patrolled or guarded and that no bailment is intended or created.
- Applicant agrees to conform to all of the Campground's Rules and Regulations on ownership, maintenance, use, or storage of the RV referred to herein, and expressly acknowledges that nothing contained herein alters, amends, limits, or waives any of the Rules and Regulations.
- Applicant agrees to hold, the Campground, Campground employees, and all other persons or entities associated with the business harmless from, any and all damage to an RV or Park Model including, without limitations to, theft, vandalism, malicious mischief, fire, hail, or windstorm damage. Applicant releases any claim he or she may have against the Campground, as to Applicant's property arising from or occurring while it is stored or moved in or at the Campground. Under this Agreement regardless of whether such loss or damage may have been caused by or contributed to in full or in part by an act, error, or omission of the Campground or its employees, or entities associated with the business, applicant will hold the campground harmless. Applicant further agrees to maintain property and liability insurance on all RVs stored at the Campground according to this agreement.
- Applicant agrees that the Campground reserves the right to move any units that are in storage if it is deemed necessary, and it may be done without notice to the applicant.
- Should an RV or Park Model need to be moved from the site it is on, any costs associated with the move are the responsibility of the RV owner.

Vehicle	Make	Model	Year
RV or Park Model			

State	License Plate Number	Vin

Occupant 1:

Signature: _____ Date: _____

Print Name: _____ Site Number: _____

Occupant 2:

Signature: _____ Date: _____

Print Name: _____ Site Number: _____

Old Orchard Beach Campground

2023 Golf Cart Agreement

The following rules must be acknowledged and met to receive and maintain your golf cart registration.

- You must have proof of liability insurance with a minimum of \$50,000.00 coverage (this can easily be added to your homeowners or RV insurance policy)
- A **\$50.00** registration fee is required for all golf carts.
- The registration fee is due on or before May 1, 2023.
- Anyone operating a golf cart must be at least **18** years of age with a valid driver's license.
- The office must inspect your cart and have a signed agreement on file.
- You must have fully operational headlights and reflectors on the back of the cart.
- Golf Cart must be clearly labeled with the site number. Numbers/letters should be 3" or larger on both sides of the cart.
- No alcoholic beverages will be allowed on the golf cart.
- You must take keys out of the golf cart when the operator is not at the wheel.
- The number of people on the golf cart must match the number of available seats. Anyone in violation of this rule may forfeit his or her privilege to operate a golf cart in the campground.
- Golf Carts cannot be operated after quiet hours.
- Driver must obey the speed limit of 5 mph and drive the golf cart in a safe manner at all times.
- Golf carts must stay on designated roadways, no driving over sites.
- All golf carts must be maintained in good working order.
- Only electric golf carts will be allowed.
- Charging of golf carts is only permitted on your site.
- Only one golf cart per site is allowed.
- No two-cycle carts or carts that create noise pollution.
- Loud music on a golf cart is not permitted.

All owners of golf carts must provide a **signed copy of these rules**, along with an **insurance card to the office**. If you purchase a golf cart at any time during the season, it is your responsibility to inform us.

The Seasonal Camper agrees to hold RBD, Inc. Old Orchard Beach Campground, its employees, and affiliates harmless from attorney's fees, including fees and cost from damage or liability, from any and all claims for injuries to person or property, resulting from the operation of any golf cart owned or operated by the Seasonal Camper.

I have a golf cart. I don't have a golf cart.

I have read and agree to abide by the above rules and conditions of this Golf Cart Agreement.

Insurer: _____ Policy Number _____ Expiration Date: _____

Manufacturer of Cart: _____ Color: _____ Does policy automatically renew? _____

Occupant 1:

Signature: _____ Date: _____

Print Name: _____ Site Number: _____

Occupant 2:

Signature: _____ Date: _____

Print Name: _____ Site Number: _____

Old Orchard Beach Campground

2023 Seasonal Agreement

Seasonal Guest(s) acknowledges that this Seasonal Site Agreement is a private agreement for the use of a campground site. The Seasonal Guest(s) shall not be considered a tenant of the Campground for any purpose, and this Seasonal Site Agreement does not establish a landlord-tenant relationship for any purpose. Seasonal Guest(s)' occupancy of their Site is governed by the laws of the State of Maine, in particular laws related to the furnishing of accommodations at campgrounds, pursuant to 30-A M.R.S.A. Chapter 183, Subchapter 3.

Pursuant to 30-A M.R.S.A. §3831(1), the Management may deny the use of the premises to anyone who is not current in the payment of seasonal site fees or who is delinquent in the payment of any other fees or assessments made under this Seasonal Agreement.

If this Seasonal Agreement is terminated, any personal property remaining on the site, including the RV itself, shall be deemed to have been abandoned if not removed within 14 days following such termination, and the parties agree that Management is authorized to dispose of such property in its sole discretion by sale or otherwise.

I have read the 2023 Old Orchard Beach Campground Seasonal Agreement. I fully understand, agree with, and accept the Rules and Regulations listed on pages 1-14 of the agreement. **I have filled out and returned to the campground the 2023 Seasonal Agreement Occupant Information Form, Golf Cart Agreement, and Storage Release of Liability.**

Occupant 1:

Signature: _____ Date: _____

Print Name: _____ Site Number: _____

Occupant 2:

Signature: _____ Date: _____

Print Name: _____ Site Number: _____

Please completely fill out, sign, and return the forms to Old Orchard Beach Campground.

Old Orchard Beach Campground

Seasonal Building/Improvement Approval Form

Seasonal guest must get approval from Management before commencing construction on any project or site improvements. Improvements/additions include new RVs, gazebos, screen rooms, Florida rooms, patios, walkways, fire pits, decks, sheds, washer & dryer installation, irrigation, etc. Any alterations must be approved. Especially anything that requires digging for installation. Fences of any type are not permitted. Construction must be completed by June 30th. No construction is permitted on Memorial Day weekend (Friday-Monday). Construction may resume after Labor Day. Construction is not permitted prior to 8 am or after 6 pm at any time. Management reserves the right to make exceptions to the dates for a construction project if necessary. All exceptions must be approved and in writing.

Porches and screen rooms must be of a manufactured type and not homemade. Not all sites are permitted to add a porch or screen room.

Please fill out the request form and leave it at the office. Management will notify you when it has been approved. Also, please **check with Management before starting any digging.**

Date: _____ Name: _____ Site: _____

Phone #: _____ Email: _____

Expected start date: _____ Expected completion date: _____

Building Project: (decks, sheds, fences, additions, walkways, driveways, etc)

Description: (size, width, length, attached or self-standing, wood, metal, etc.)

Please attach a diagram to this form.

All projects built without approval will be removed at the seasonal guest's expense.

All projects approved by Management may require additional permits from the town.

-----**FOR OFFICE USE ONLY**-----

Approved by: _____ Date: _____

Comments: _____

Old Orchard Beach Campground

Automatic Payments Credit Card Authorization Form

Site Number: _____

Name: _____

Automatic Payments are optional. Please complete all fields if you would like your payments to be paid automatically. You may cancel this authorization at any time by contacting us. This authorization will remain in effect until it is canceled.

Credit Card Information	
Card Type:	<input type="checkbox"/> MasterCard <input type="checkbox"/> Visa <input type="checkbox"/> Discover <input type="checkbox"/> American Express
Cardholder Name (as shown on card):	_____
Last 4-digits only of Credit Card:	_____ (please call us with your full credit card number)
Expiration date (mm/yy):	_____ / _____
Cardholder ZIP Code (from credit card billing address):	_____

I, _____, authorize RBD, Inc. dba Old Orchard Beach Campground, to charge my credit card above for agreed-upon purchases that I have checked boxes for below. I understand that my information will be saved to file for future transactions on my account.

Please check the boxes below that you would like to have paid automatically using the card above:

- Seasonal fee payments
- Electric bill payments
- Miscellaneous fees, such as golf cart fees, visitors' fees, landscaping material, store purchases, etc.

Seasonal Guest Signature

Date