



**OLD ORCHARD BEACH**

— *Campground* —

[gocamping.com](http://gocamping.com)

2025 Seasonal Agreement

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The Old Orchard Beach Campground staff welcomes new and returning guests to spend the 2025 season with us. We appreciate your business and look forward to seeing everyone in 2025.

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  
and  
Staff

## General Information

- 2025 Season: May 1 at 8:00 AM, and departure October 26 by 11:00 AM. Entry after October 26th is prohibited.
- A seasonal reservation is not confirmed until all payment terms are met. Signed agreements must be returned by January 31, 2025. Entry into the campground is prohibited without a complete agreement.
- Agreements must be accepted as written—no handwritten changes will be honored.
- Guests must inform staff of their arrival at the start of the season and departure at the end.
- Admission is at your own risk. The campground is not liable for loss, damage, or injury.
- The campground may photograph or record visitors for any purpose without prior approval or compensation.
- Guests must keep a current address, phone number, and email on file with the office.
- Spare keys may be kept on file with the office for opening/closing units for the season (optional).
- Units brought into the campground must be 10 years old or newer, unless approved in writing by Management.
- Minors under 21 are not allowed to camp without adult supervision.
- Disorderly conduct toward guests or staff will result in immediate removal and loss of camping privileges.
- No refunds for voluntary departure, eviction, acts of nature, or any other reason.
- Rules and regulations may change at any time. Updates will be posted at the office and take effect immediately.
- Guests are responsible for any costs associated with collecting fees for seasonal sites.
- For questions or concerns, contact the Campground Manager.

# 2025 Seasonal Site Fee and Payment Options

**Tall Pines:** 201-296

**Mobile Home:** 026, 027 (Nancy Drive)

The 2025 seasonal site fee for Tall Pines and MH026, MH027 is \$7270.00.00 plus 9% Maine Lodging Tax, a total of \$7924.30.

## Payment in Full – Cash or Check

Payment option 1A

Amount: \$7686.57

Due: January 10, 2025

*If choosing this option, the site fee is discounted by \$237.73.*

All checks must be made payable to RBD, Inc.

## Payment in Full – Credit Card

Payment option 1B

Amount: \$7924.30

Due: January 10, 2025

## 2 Installments – Cash or Check

Payment option 2A

Payment 1

Due: January 10, 2025

Amount: \$3882.90

Payment 2

Due: May 1, 2025

Amount: \$3882.91

Total Payment: \$7765.81

*If choosing this option, the site fee is discounted by \$158.48.*

All checks must be made payable to RBD, Inc.

## 2 Installments – Credit Card

Payment option 2B

Payment 1

Due: January 10, 2025

Amount: \$3962.15

Payment 2

Due: May 1, 2025

Amount: \$3962.15

Total Payment: \$7924.30

## 8 Installments – Cash, Check, or Credit Card

Payment Option 3

A deposit of \$1500.05 is due on January 10, 2025. The remaining balance, including installment fees, can be paid in seven monthly installments of \$945.00 starting February 1, 2025. The last payment is due on or before August 1, 2025. Monthly payments are due by the 1st of each month. The total fee if choosing Option 3 is \$8115.05.

All checks must be made payable to RBD, Inc.

## Late Fees

Timely payments are crucial to avoid late fees and to maintain a current account status. Please ensure the required payment is made on or before the due date. If the payment is made after the due date, a late fee of \$75.00 will be incurred.

A late fee of \$300.00 will apply to all accounts not paid in full by August 1, 2025. For each month that an account remains unpaid after August 31, 2025, an additional fee of \$150.00 will be applied to the statement. Late fees will not be waived for non-payment, and access to the campground will be prohibited until the account is current (including any applicable late fees).

## Discounts

It's important to follow the selected payment option and ensure the payment is received on time to be eligible for applicable discounts.

# 2025 Seasonal Site Fee and Payment Options

**The Grove:** 104-117, 135-A, 135-B, 136, 137

**Bear Brook:** 301-307, 314, 315, 334, 335, 336

The 2025 seasonal site fee for an outside row or pull-through RV site is \$7025.00 plus 9% Maine Lodging Tax, a total of \$7657.25.

## Payment in Full – Cash or Check

Payment option 1A

Amount: \$7427.54

Due: January 10, 2025

*If choosing this option, the site fee is discounted by \$229.71.*

All checks must be made payable to RBD, Inc.

## Payment in Full – Credit Card

Payment option 1B

Amount: \$7657.25

Due: January 10, 2025

## 2 Installments – Cash or Check

Payment option 2A

Payment 1

Due: January 10, 2025

Amount: \$3752.05

Payment 2

Due: May 1, 2025

Amount: \$3752.06

Total Payment: \$7504.11

*If choosing this option, the site fee is discounted by \$153.14.*

All checks must be made payable to RBD, Inc.

## 2 Installments – Credit Card

Payment option 2B

Payment 1

Due: January 10, 2025

Amount: \$3828.62

Payment 2

Due: May 1, 2025

Amount: \$3828.63

Total Payment: \$7657.25

## 8 Installments – Cash, Check, or Credit Card

Payment Option 3

A deposit of \$1500.05 is due on January 10, 2025. The remaining balance, including installment fees, can be paid in seven monthly installments of \$906.85 starting February 1, 2025. The last payment is due on or before August 1, 2025. Monthly payments are due by the 1st of each month. The total fee if choosing Option 3 is \$7848.00.

All checks must be made payable to RBD, Inc.

## Late Fees

Timely payments are crucial to avoid late fees and to maintain a current account status. Please ensure the required payment is made on or before the due date. If the payment is made after the due date, a late fee of \$75.00 will be incurred.

A late fee of \$300.00 will apply to all accounts not paid in full by August 1, 2025. For each month that an account remains unpaid after August 31, 2025, an additional fee of \$150.00 will be applied to the statement. Late fees will not be waived for non-payment, and access to the campground will be prohibited until the account is current (including any applicable late fees).

## Discounts

It's important to follow the selected payment option and ensure the payment is received on time to be eligible for applicable discounts.

# 2025 Seasonal Site Fee and Payment Options

**The Grove:** 119-134, 153

**Bear Brook:** 308-313, 316-333

The 2025 seasonal site fee for an inside row RV site is \$6725.00 plus 9% Maine Lodging Tax, a total of \$7330.25.

## Payment in Full – Cash or Check

Payment option 1A

Amount: \$7110.34

Due: January 10, 2025

*If choosing this option, the site fee is discounted by \$219.90*

All checks must be made payable to RBD, Inc.

## Payment in Full – Credit Card

Payment option 1B

Amount: \$7330.25

Due: January 10, 2025

## 2 Installments – Cash or Check

Payment option 2A

Payment 1

Due: January 10, 2025

Amount: \$3591.83

Payment 2

Due: May 1, 2025

Amount: \$3591.82

Total Payment: \$7183.65

*If choosing this option, the site fee is discounted by \$146.60.*

All checks must be made payable to RBD, Inc.

## 2 Installments – Credit Card

Payment option 2B

Payment 1

Due: January 10, 2025

Amount: \$3665.13

Payment 2

Due: May 1, 2025

Amount: \$3665.12

Total Payment: \$7330.25

## 8 Installments – Cash, Check, or Credit Card

Payment Option 3

A deposit of \$1501.00 is due on January 10, 2025. The remaining balance, including installment fees, can be paid in seven monthly installments of \$860.00 starting February 1, 2025. The last payment is due on or before August 1, 2025. Monthly payments are due by the 1st of each month. The total fee if choosing Option 3 is \$7521.00.

All checks must be made payable to RBD, Inc.

## Late Fees

Timely payments are crucial to avoid late fees and to maintain a current account status. Please ensure the required payment is made on or before the due date. If the payment is made after the due date, a late fee of \$75.00 will be incurred.

A late fee of \$300.00 will apply to all accounts not paid in full by August 1, 2025. For each month that an account remains unpaid after August 31, 2025, an additional fee of \$150.00 will be applied to the statement. Late fees will not be waived for non-payment, and access to the campground will be prohibited until the account is current (including any applicable late fees).

## Discounts

It's important to follow the selected payment option and ensure the payment is received on time to be eligible for applicable discounts.

## 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 not qualifying as a dependent in the above list is considered a visitor. Proof of age and address may be required. Your seasonal agreement may list a maximum of 4 dependents 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:*

- 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 must complete the "Additional Occupant Season Pass" form.
- Please see Management if interested.
- Additional adult occupants will receive a sticker and a gate card for the 2025 season.

## Visitors Fees

### *Who is a Visitor?*

- Anyone who is not a dependent under the seasonal agreement.

### *Visitor Fees:*

- Visitors over age 3 staying more than 2 hours must pay.
- Fee = 50% off the regular visitor rate. Payment is required upon arrival.
- Cash payments are refunded if the visitor leaves within 2 hours (once per day).
- No refunds for credit card payments.
- No extra charge for day visitor vehicles.

### *Free Visitor Rules:*

- Single seasonal guests get 1 free visitor at any time.
- Max site occupancy: 8 people. Larger parties need management approval.

### *2025 Season- Visitor Passes:*

- Each seasonal site receives 30 visitor passes. Passes cover one visitor for day or overnight stay.
- If a guest leaves within 2 hours, no pass is used (must check out at the office).
- Notify the office in advance if using a pass.

## Gate Rules

### *Gate Rules:*

- Seasonal guests cannot open the gate for visitors. Visitors must check in at the office before entering.

### *Penalty for Rule Violation:*

- If a seasonal guest opens the gate during office hours, they will be charged \$25 per visitor.

### *After-Hours Visitors:*

Visitors arriving after office hours must inform security and register when the office opens. You may preregister your guests by contacting the office during business hours.

## Guest and Visitor Conduct

### *Guest Responsibility:*

- Guests are responsible for their family members' and visitors' behavior.

### ***Restricted Areas:***

- Family members and visitors cannot enter utility buildings or off-limit areas designated by Management.

### ***Campground Rules:***

- Guests must ensure family and visitors are aware of the campground rules.

### ***Supervision Rules:***

- No playing or loitering in empty sites or streets.
- Throwing rocks, digging near lots, damaging trees, or any mischievous behavior is prohibited.

### ***Compliance with Laws:***

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

### ***Noise Rules:***

- No parties, loud instruments, radios, or offensive noise allowed.
- Quiet hours: 10:00 p.m. to 8:00 a.m.
- During quiet hours, noise must not be heard outside your site's perimeter.

### ***Alcohol Rules:***

- No alcohol consumption for anyone under 21 (per Maine State law).
- Alcohol use must comply with the law.
- Drink responsibly.
- Driving any vehicle, including golf carts, while impaired is prohibited.

### ***Firearms:***

- Firearms may not be carried or fired in the Campground. All firearms in the Campground must be kept unloaded, out of sight, and in a safe place.

## **Seasonal Vehicle Stickers and Gate Keys**

### ***Vehicle Stickers:***

- Each seasonal guest is issued 2 stickers (1 if only one vehicle).
- Place stickers in the lower-left corner of the windshield.
- Stickers must be applied to the windshield—no taping or hanging.
- Every vehicle in the campground must have a sticker. Additional stickers cost \$10 each.
- Stickers and Seasonal Gate keys are for registered seasonal guests only.
- The license plate number will be written on the sticker and must match the vehicle.

### ***Gate Keys:***

- Gate cards are linked to license plate numbers. The key will be linked to each plate if an occupant has more than one vehicle. The occupant is responsible for keeping the card with them.
- Lost gate cards will be deactivated. Replacements cost \$10—see management for a new card.

## **Motor Vehicles**

### ***Registration:***

- Unregistered or uninspected vehicles are not allowed in the campground.
- Vehicles must be drivable with a quiet muffler system.

### ***Parking:***

- Park vehicles in your driveway only—not on grass or lawns.
- No street parking or parking on vacant sites without written permission from Management.
- Do not park at another guest's site without their agreement.
- Vehicles parked on vacant lots will be towed at the owner's expense.
- Boats, trailers, and RVs cannot be stored at the campground. Please make other arrangements.

### ***Speed Limit:***

- The speed limit is five (5) miles per hour.
- The speed limit is strictly enforced, and exceeding the speed limit may terminate the seasonal site agreement.

### ***Vehicle Repairs and Painting:***

- No vehicle repairs or painting allowed in the campground.
- Guests are responsible for fixing damage to paved areas caused by leaks (gas, oil, etc.).
- Vehicles causing damage must be repaired promptly or removed from the campground.



## Policies

### *Pets:*

- The campground welcomes well-behaved pets with a max of two pets per site.
- Pets must be leashed (6 feet max) and under control at all times (except in the dog park).
- Dogs may not be tied up or left unattended and pet fences are not permitted.
- Keep pets off other guests' sites. Pets are not allowed in common areas.
- Keep a copy of up-to-date rabies vaccination records at your residence.
- Clean up after your pet—barking and howling are not tolerated.
- Management can remove disruptive pets and restrict exotic pets or aggressive breeds.

### *Animal Trapping:*

- Do not harm or trap any wildlife on the campground property.

### *Political Signs in the Campground:*

- Political signs are not allowed on any campground property, including individual campsites, common areas, or structures.
- Any political signs displayed will be removed by management.
- Guests may be notified to comply, and repeated violations may result in further action, including termination of site agreements.
  - Political clothing, flags, or personal expressions within individual recreational vehicles are allowed as long as they are not displayed outside or in a way that disrupts the campground environment.

### *Travel Vehicles:*

- Bicycles and authorized wheeled vehicles must:
  - Be ridden only on streets (not on lawns or other sites).
  - Refrain from crossing other guests' sites for any reason.
  - Be parked on your site by dusk for safety.
- Do not leave travel vehicles in the street.
- Gas-powered vehicles other than cars or trucks are prohibited.

### *Electric E-Bikes and Scooters:*

- Are allowed in the campground but must be operated safely and responsibly.
- Riders must follow the 5-mph speed limit and yield to pedestrians and traffic.
- Riders must remain on designated roads and pathways—no riding on lawns or in common areas.
- Charging e-bike and scooter batteries is allowed only at your site and must be done safely.
- Operators of Class 2 and Class 3 electric bikes must be at least 16 years old.
- Anyone under 16 years old riding or operating an electric bicycle must wear a properly fitted and fastened helmet.

### *Trash Removal:*

- Place household waste in plastic bags and put it in the dumpsters.
- Do not leave trash on the ground if the dumpster is full.
- Prohibited items (anything not household trash, including but not limited to car batteries, paint, furniture, mattresses, etc.) must be disposed of off-site. Guests leaving prohibited materials will be charged for removal costs.
- Use recycling bins for cardboard (broken down), paper, and plastics.
- Do not put household waste in recycling bins.
- Guests may not pick through or remove trash from dumpsters or recycling bins.

### *Delivery Vehicles:*

- Management may restrict delivery or vehicle traffic in the campground if needed.
- Propane trucks and other heavy vehicles are not allowed in residents' driveways.
- Delivery trucks must park in the street when making deliveries.

### *Vacant Sites:*

- Do not disturb or use vacant sites for any reason. Parking vehicles or golf carts on vacant sites is prohibited.
- Using electricity from any site other than your own is prohibited.
- Management may use vacant sites as needed.

### *Mail and Packages:*

- Guests must have mail sent to a P.O. Box or UPS Store. Mail sent to the campground will be returned.
- Packages from UPS, FedEx, or other carriers will not be accepted.

### *Solicitation:*

- Peddling, soliciting, or commercial activities are not allowed without written permission from Management.

### *Firewood:*

- Firewood bundles are available at the campground store.

- Delivery of firewood from outside companies is prohibited. Out-of-state wood is banned in Maine.
- Small wood piles must be stored in an enclosed area (e.g., a shed).

#### *Fire Prevention:*

- Fires are allowed in safe, secure fireplaces and must:
- Be reasonable in size and not interfere with others' health or safety.
- Fire pits (including gas) cannot be used under canopies or gazebos.
- Charcoal, gas grills, and hibachis are allowed if operated safely and in good condition.
- Do not store propane or gas tanks inside or under any structure.
- Only the authorized gas company (Champagne Propane) can install gas tanks, which must be placed at the rear of the home.
- No flammable materials (e.g., gasoline, or kerosene) may be stored under or within any unit.

#### *Security Cameras and Electronic Recording Devices:*

- The use of electronic recording devices, including, but not limited to, doorbell cameras, shall be limited to a guest' own site.
- Recording of neighboring sites and/or other areas is prohibited.
- The use of such devices that record sound is prohibited and a possible violation of Maine Law.
- Management reserves the right to have a device removed if there is an issue.

## **Pools and Hot Tubs:**

#### *Pool Rules:*

- No lifeguards on duty – use pools at your own risk.
- No diving allowed.
- Children under 14 must be accompanied by an adult in the pool area.
- Prohibited in the pool area: Glass bottles, metal cans, food, and pets.
- Pets also cannot be tied up outside the pool area.
- No smoking in the pool area.
- Infants and young children must wear disposable swim pants.

#### *Hot Tub Rules:*

- Children under 12 are not permitted to use the hot tubs.

## **Property Taxes and Insurance**

#### *Property Taxes:*

- The campground must keep a current register of guests and report names/addresses to the appropriate municipality (Saco or Old Orchard Beach).
- Personal property tax bills are sent to the owner listed on April 1st.
- If you sell your unit, you must forward the tax 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 for:
  - Fires, Storm damage, Vandalism, Injury, and Property damage caused by the guest, household members, or visitors.
- Management is not responsible for inspecting or guarding guests' units during the winter months or when unoccupied.
- Guests must ensure their insurance covers damages from other individuals or Acts of God

## **Utilities**

#### *Electricity and Electric Bills:*

- Each seasonal site has its own electric meter.
- Meters are read on the 1st of each month (June–November), and payment is due upon receipt.
- Electric bills unpaid by the 15th of the following month will incur a \$25 late fee, applied monthly until paid.
- Electric bills must be paid monthly during the season. Late fees will not be waived for non-payment.
- Using electricity from any site other than your own is prohibited.
- Invoices will be sent by email during the first week of the month. If you don't receive it by mid-month, it's your responsibility to notify the office.

#### *Payment Methods:*

- Credit/Debit Card – Use the link in your email.
- Check – Payable to RBD, Inc.

- Credit Card – Call the office (all agents can accept payments).
- Cash – Pay in person at the office.

#### **Electrical Service:**

- Guests must know how to use electrical shutoff devices inside and outside their unit.
- Do not attach any objects to electric utility poles.
- Guests are responsible for:
  - Wiring from the meter box to the unit.
  - All wiring must be maintained to state and local codes.
- Tampering with electric service, plumbing, or other utilities is strictly prohibited.
- Keep meter boxes easily accessible and free of obstructions.
- Report any electrical problems to Management immediately.

#### **Water and Sewer Lines:**

- Guests must keep plumbing in good repair to conserve water and ensure safety.
- Management may shut off water without notice in case of:
  - Significant leaks or continuously running water
- Management is not responsible for water heater damage caused by emergency water shut-offs.
- Management may restrict water use during:
  - Emergencies (e.g., weather issues, breakdowns, or other urgent situations).
- Responsibility for water and sewer lines:
  - At and below ground: Management
  - Above ground: Guest
- You must unhook your water hose when leaving for the season.

#### **Prevent Freezing:**

- Guests must winterize their unit when leaving at the end of the season.
- Management is not responsible for damage to pipes or plumbing caused by freezing.
- Guests are responsible for repair costs to frozen water lines.

#### **Sewer System:**

- Do not flush or drain the following items:
  - Garbage, sanitary napkins, wipes, cigarettes, paper towels, disposable diapers, grease, or any non-soluble items.
- Improper disposal can cause sewer backups and unsafe conditions.
- Report any clogged or disconnected sewer lines to Management immediately.
- If the issue is caused by the guest, family, or visitors, a minimum \$75 fee will be charged.

#### **Repairs:**

- Guests are responsible for any issues with the sewer pipe from their park model to the sewer line.
- This includes clogs, breaks, bends, or loosened/unattached pipes.
- Guests must arrange for repairs or maintenance as needed.

#### **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 and Construction**

#### **Site Improvements:**

- Management approval is required before making any changes to your Park Model, RV, or site. You may not start a project without approval. All projects are at the guest's expense.
- Submit a Seasonal Building/Improvement Form. Contact the office for the form.
  - Include project details: Materials used, Project outline, and who is completing the work.

#### **Rules for Construction and Changes:**

- Projects without approval will be removed at the owner's expense.
- Construction must:
  - Be completed by June 30.
  - Not occur on Memorial Day weekend (Friday–Monday).
  - Projects may resume after Labor Day

- Take place between 8 AM and 6 PM only.
- Management may approve exceptions in writing.

#### ***Porches, Screen Rooms, and Sheds:***

- Must be manufactured types (not homemade). Not all sites allow porches, screen rooms, or sheds.

#### ***Contractors:***

- Only licensed subcontractors may work in the campground.
- Guests must ensure subcontractors are: Licensed and insured and comply with all applicable codes.
- Notify Management before work begins.
- Provide a copy of a building permit for any work that requires one.

#### ***Lot Maintenance:***

- Guests must keep their site neat and clean at all times.
- Prohibited items: Fences, tarps, motorized vehicles, utility trailers, pools/hot tubs, outdoor refrigerators, trash, etc.
- Guests are responsible for:
  - Maintaining their site in an attractive condition and good repair at their own expense.
  - Keeping crushed stone driveways weed-free.
  - Ensuring their unit is free of mold.
  - Putting away toys, bicycles, and other items daily—clutter will not be tolerated.
- If a lot is cluttered for an extended period:
  - Management will clean the lot, and a \$50 minimum service fee will apply.
- If a lot is not maintained:
  - After 7 days' notice, Management may clean the lot and charge the guest for the actual maintenance cost.

#### ***Mowing/Lawn Care:***

- Lawns must be kept well-groomed.
- If a lawn needs mowing or trimming, Management will provide 48 hours' notice.
  - If not completed, Management will perform the work and charge:
    - \$35 for mowing
    - \$10 for trimming.
- Sprinkler systems must include rainy-day detection to skip unnecessary cycles.
- Mowing is allowed after 9:00 AM.
- Guests are responsible for repairing any lawn damage.
  - If repairs are not made within 7 days, Management will repair the lawn and charge the guest the actual cost.

#### ***Inspection of the Lot:***

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

#### ***Property:***

- Guests are responsible for their personal property on their site, in storage areas, or elsewhere in the campground.
- Management is not responsible for lost, stolen, or damaged property unless caused by Management's negligence.
- Guests are responsible for any damage to campground property or equipment caused by:
  - Negligence
  - Misuse
  - Intent (by the guest, family, or visitors).
- Damages will be measured by restoration or replacement costs, which must be paid within 10 days of receiving a written demand from Management.

## **Sale of Unit**

### ***Sale of Unit:***

Guests may sell their unit in place if the following conditions are met:

1. All seasonal fees, charges, and electrical fees are paid in full.
2. The seller has Management's approval to sell.
3. The buyer has:
  - Been approved by Management before the sale.
  - Completed and agreed to the Seasonal Agreement.
4. A \$2000 transfer fee (paid by the seller) has been paid.
5. The site is in good repair and order.

### ***Real Estate Agents:***

- One real estate sign is allowed in the unit's window.

### ***Removal:***

- Only a bonded or insured individual or company may remove a unit.
- The company must conduct the removal in a professional, business-like manner.
- Management will authorize removal after:
  - Proof of bond or insurance is provided.
  - Compliance with proper standards is assured.

### ***Subletting:***

- Guests may not assign, sublet, or sell their unit without Management's written consent.
- Friends and family members are not allowed to use the unit when the guest is not present.
- Subletting at any time will result in immediate termination of the seasonal site.

## **Enforcement, Ejection, Termination, and Force Majeure**

### ***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) and 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.

# Old Orchard Beach Campground

27 Go Camping Way, Old Orchard Beach, Maine 04064

## 2025 Seasonal Agreement Occupant Information

Site #: \_\_\_\_\_

Date: \_\_\_\_\_

*Please Print. Forms must be completely filled out, signed, and returned by January 31, 2025.  
Access to the campground will be restricted if signed agreements are not returned.  
Please do not put "see last year, on file, etc.". The campground address cannot be used as your mailing address.*

### **OCCUPANT ONE:** (Owner and Primary Contact Person)

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

Are you the only adult occupant?  Yes  No

### **OCCUPANT TWO:**

Name:					
Relationship to Occupant One:					
Cell Phone:		Home Phone:			
Email:					
	Street Address	Unit	City	State	Zip Code
Winter Address:					
Summer Mailing Address:					

**List all dependents below:** Please see page 7 for Dependent Qualifications.

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

Driver of Vehicle	Year	Make	Model	State	Plate	Color

Do you have a pet?  Yes  No

I have read the Pet Policy on page 9. \_\_\_\_\_  
Initials

- Dog/Cat (circle one) Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Color: \_\_\_\_\_  
Rabies Tag Number: \_\_\_\_\_ Rabies Expiration Date: \_\_\_\_\_
- Dog/Cat (circle one) Name: \_\_\_\_\_ 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 17.

Do you have an electric vehicle, not including a golf cart?  Yes  No

Do you have a motorcycle?  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 (cash/check)  1b (credit/debit card)  
 2-Installment Payment Option:  2a (cash/check)  2b (credit/debit card)  
 8 Monthly Installment Payments:  Option 3 (cash/check/credit card/debit card)

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, 2025. For each month that an account remains unpaid after August 31, 2025, 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)
- Mailed to your mailing address
- Pick up at the office on or after the 7<sup>th</sup> of each month

*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

27 Go Camping Way, Old Orchard Beach, Maine 04064

## 2025 Storage Release of Liability

**All Seasonal Guests must sign and return this agreement;** please return by January 31, 2025.

Storage Dates: October 26th, 2025, to April 30th, 2026

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.

- Storage is for guests returning in 2026 season.
- 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, the 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 in storage if 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.

RV Length: \_\_\_\_\_ RV Type (park model, fifth wheel, travel trailer, destination trailer): \_\_\_\_\_

RV Vin: \_\_\_\_\_ State: \_\_\_\_\_ License Plate Number: \_\_\_\_\_

Occupant 1:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Site Number: \_\_\_\_\_

Occupant 2:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



# Old Orchard Beach Campground

27 Go Camping Way, Old Orchard Beach, Maine 04064

## 2025 Golf Cart Agreement

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

### *Golf Cart Rules and Registration*

1. Registration and Insurance:
  - o Proof of liability insurance with minimum coverage:
    - \$100,000 per person, \$300,000 per accident, \$50,000 property damage.
  - o A \$50 registration fee is due by May 1, 2025.
  - o The cart must pass an office inspection, and a signed agreement must be on file.
2. Requirements:
  - o Operator must be at least 18 years old with a valid driver's license.
  - o Golf carts must have:
    - Headlights and reflectors on the back.
    - Site number (3" or larger) on both sides of the cart.
  - o Only electric carts are allowed (no two-cycle or noisy carts).
  - o Golf carts must be in good working order.
3. Operation Rules:
  - o Speed limit: 5 mph. Drive safely at all times.
  - o No driving over sites; stay on designated roadways.
  - o Carts cannot be operated after quiet hours.
  - o Remove keys when the operator is not at the wheel.
  - o Number of riders must match the number of available seats.
  - o No alcohol on golf carts.
  - o Loud music is not permitted.
4. Additional Notes:
  - o Only one golf cart per site.
  - o Charging is only permitted on your site.
  - o Provide a signed copy of these rules and proof of insurance to the office.
  - o Notify Management if you purchase a golf cart during the season.

### *Liability Disclaimer*

The Seasonal Camper agrees to hold RBD, Inc., Old Orchard Beach Campground, and its employees harmless from any claims, damages, or liability resulting from golf cart operation.

- I have a golf cart. (please fill out this entire form)       I don't have a golf cart. (sign, date, print name, site #)
- I have read and agree to abide by this Golf Cart Agreement's above rules and conditions.

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: \_\_\_\_\_

# Old Orchard Beach Campground

27 Go Camping Way, Old Orchard Beach, Maine 04064

## 2025 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.

Any seasonal guest who does not plan to renew for the 2026 season must remove their property from the campground on October 26, 2025. A storage fee of \$10 per day applies to a guest who does not renew their site. The fee must be paid before the property can be removed from the campground.

### *Non-renewal and Property Removal:*

- Guests not planning to renew for the 2026 season must remove their property by 11:00 AM on October 26, 2025.
- A \$10 per day storage fee will apply if the property is not removed on time.
- The storage fee must be paid in full before the property can be removed from the campground.

I have read the 2025 Old Orchard Beach Campground Seasonal Agreement. I fully understand, agree with, and accept the Rules and Regulations listed on pages 1-13 of the agreement. I have filled out and returned to the campground the 2025 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: \_\_\_\_\_