



# Handbook of Rules and Regulations

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This handbook is intended as an overview of the regulations pertaining to your seasonal RV site and its use. These rules and regulations are subject to change at any time with or without notification.

# Welcome to Sea-Vu Campground

We are opening another wonderful season here at Sea-Vu Campground. Our success is directly attributable to our many campers.

Please remember that seasonal registration cards are required by the State of Maine and must be on file in the office.

The following are Sea-Vu Campground policies, which should answer most of the questions that are asked.

Please mail all correspondence and payments to:

Sea-Vu Campground  
P.O. Box 67  
Wells, ME 04090  
207-646-7732

[seavu@maine.rr.com](mailto:seavu@maine.rr.com)  
[www.sea-vucampground.com](http://www.sea-vucampground.com)

1733 Post Rd.  
Wells, ME 04090

## General Rules

- **REGISTRATION CARDS:** Sea-Vu sends each seasonal a new registration card in the fall which should be returned with your deposits.
- **DEPOSITS:** Deposits are required by October 15<sup>th</sup> for the following camping year. If a deposit is not received your trailer must be removed by October 15<sup>th</sup> so that we may contact people who have been patiently waiting on our seasonal wait list. Outstanding balances must be paid in full in order for us to process your registration for the coming year. When you return the next season the deposit will be applied to your site fee. If you choose not to return after the deposit is processed it will be considered a storage fee and is non-refundable. Your invoice and payment schedule for the remainder of your site fee will be sent to you in January. Payment in full for the site is expected by opening day. All deposits by new seasonal are non-refundable.
- **SECURITY CODE:** Each Seasonal Site will be assigned a security code. Your security code is for your safety....the more you give it out the less secure your campground is! As an added measure of safety, please have all guests check in at the office when arriving.
- **FAMILY AND VISITORS:** Each seasonal is responsible for their family and guests. A family includes your immediate family: husband, wife and unmarried dependent children. Children under the age of 18 can not be left unattended at a site overnight. All guests and visitors must register and pay at the office upon arrival. You do have the option to pay a \$50 seasonal fee per married child. For stays of longer duration we charge an annual fee of \$300 per married child and their

family. Register at the office. No permanent tents are allowed on seasonal sites. One small tent for children only, allowed for a limited time frame, please see the office. Subletting, renting or sharing of your site with another party is not tolerated and will result in your being asked to leave the park.

- **VEHICLES:** Please limit 2 cars per site. Seasonals must park on their own site, within the yellow line. Guest parking is permitted where designated. There are limited parking spots available in the area of the dumpster. Please remember that this area has provision for double parking. When you are the second (or double-parked) car you must place a clearly visible sign with your site # and you may not leave the campground while this car is double-parked. Please be courteous of the car in front of you and remember that they may need to leave.
- **MOTORCYCLES:** Motor cycles are allowed when entering the grounds. Please do not drive motorcycles around the campground. Please do not bring ATV's, "dirt bikes", golf carts or electric scooters/cars to Sea-Vu. Storage of large vehicles (boats, motorhomes, etc) is not permitted on your site or the resort grounds. The office can help you find a local resource for storage if needed.

## **FOR EVERYONE'S SAFETY PLEASE OBSERVE OUR RESORT SPEED LIMIT OF 5 MPH!!!!**

- **WASHING OF CARS IS NOT PERMITTED!** Trailers may be *pressure washed* at the beginning and end of the season.
- **TREES & PROPERTY:** No nails please...don't cut trees, branches or bushes. Clotheslines are not allowed to be strung

up in the park. Walls, fences, hedges or other elements are not allowed to identify or define your site boundary.

- **RESTROOMS:** They are closed twice a day for cleaning. Please do not enter during that time. Use the alternate building.
- **LAUNDRY ROOMS:** Coin-operated washers and dryers are available and open 24 hours. Please look after your wash so that others are not kept waiting. NO sneakers or sleeping bags in machines.
- **POOL:** Hours are 9 AM to 8 PM. All children under the age of 12 must be accompanied by an adult. No lifeguards are provided. No diapers of any kind in the big pool.
- **RECYCLING:** No boxes in the dumpster. The hut is for cardboard. Please make an effort to break down boxes. There is a charge for disposal of carpets, refrigerators, T.V.'s mattresses, furniture, etc. Do not leave propane tanks. Please check with the office if you have questions. Please help us keep the area clean by lifting the lid.
- **SEWERS:** Toilet paper is the only flushable product. Please do not flush sanitary products, baby wipes, face wipes or anything other than toilet paper.
- **SOCIAL GATHERINGS:** Please be considerate of your very close neighbors. Quiet time is 10 PM to 8 AM. All teenagers and children have to be on their sites by 10 PM. Campfires must be attended at all times and kept under control. Extinguish completely.

## **QUIET HOURS 10pm to 8 am**

- **PROPANE:** Write name and site # on tank, drop the tank off at the propane station and pre-pay in the office. The tank will be filled as soon as possible. Effective April 1, 2002; small cylinders (4 lbs up to 40 lbs) without OPD's (overfilling

prevention devices) cannot be refilled. **DO NOT LEAVE DISCARDED TANKS IN THE DUMPSTER AREA!!!** They can pose a severe risk if placed there. Tanks will be filled Monday – Friday 9 AM to 4 PM and Saturday 9 AM to Noon.

- **SITES:** Before starting any work on your site please talk to the office. There are town and park regulations that you must follow. Any hardtop awnings or Florida rooms must go through David B. Talevi, Atlas Construction. All decks must be built in accordance with rules listed under “Screen Room/Deck Guidelines”.
- **TRAILERS:** Sea-Vu will provide free winter storage of trailers if you are returning for the next season. If you do not return there will be a charge of \$600 for storage. No other vehicles are allowed to be left on the campground during the off-season months.
- **SEASONAL REGISTRATION CARDS AND EMERGENCY PHONE NUMBER:** The State of Maine requires that we have a new registration card, on file, each year. Please be sure that you have listed an emergency contact along with phone number on your card.
- **UTILITY SHEDS:** One per site. Dimensions for the storage shed can not exceed 60” wide, 36” deep and 72” high.
- **ELECTRICAL BOXES:** Pad locks are not permitted on boxes. The office will read your meter and bill you twice – August and October.
- **OFF SEASON:** Much of the work we do to keep our resort looking good is done off-season. The late fall and early spring are essential times for us to complete the necessary maintenance and no one is allowed in their unit when the park is closed. However, if there is an emergency please call the office to make arrangements to come up. You will be allowed to park in the lot and walk to your site.
- **WINTERIZING:** All utilities will be terminated at the close of the season. Please disconnect your water hose from the

spigot and unplug or shut off the circuit breaker at the electrical pedestal. Don't forget to winterize your unit or make arrangements to have it done.

- **MODEMS:** If you have elected to have a modem connection to your trailer for your use you will be billed for the entire season in May. There is no refund if you turn the modem in early. Please don't forget that you are responsible for the modems and there is a charge of \$160 for any modem that is lost or not returned to the office if you leave (cost determined by Time Warner).
- **CAMPING KIDS:** Sea-Vu loves and values our camping kids. We provide a large playground with swings, slides and other equipment for the younger kids as well as basketball and bocce. There is a kiddie pool as well as a larger pool and they are a big success. Please keep your children safe by asking them to play in the playground area instead of riding or playing in the streets. Our main concern is making sure that all of our kids are kept safe and sound and that we all have a wonderful camping season.

*When in doubt please ask the office!*





## It's a "dog gone" shame

.....that some pet owners need to be reminded that taking a pet on vacation is a privilege & a few rules need to be followed:

- All pets must be kept on a leash
- Please walk pets in designated areas at the end of the campground.
- Owners must clean up after their pets. Doggy bag stations are located in walking areas. Do not let your pet "go" on campers sites.
- Do not leave your pet alone if you are leaving for the day....a crying or barking dog that disturbs your neighbors will not be tolerated.
- Information on boarding kennels is available at the office

## **Screen Room / Deck Guidelines**

- Screen houses can be a maximum 8 feet wide; i.e. the distance from the side of the trailer to the outside edge of the screen house wall.
- The roof of the screen house can be a travel trailer awning, either auto or manual roll up; an insulated rigid roof by Silver Top, or a fold down rigid roof by Silver Top. David B. Talevi is the Silver Top distributor in this area.
- The length of the screen house cannot exceed the length of the trailer.
- The walls of the screen house can be:
  - The conventional vinyl/screen combination normally purchased with a travel trailer. These have a zippered doorway.
  - Screen panels with the screens fabricated from 8 to 12 sided, free standing screen houses. These screen houses are usually found at large department stores and lumberyards.
  - Screen panels with screen door and an aluminum frame which has struts for awning support and wall stabilization.
- Only rooms under supported rigid roofs can remain standing through the winter. All other screen houses, supporting structures and awning must be taken down and stored at the end of each season.

- Wood structures are not allowed. The only wood allowed is a triangular piece of ½” plywood used to fill in the space between the top of the screen panels and the awning on the two sides of the screen house.
- Guy chains, rope, wire and hurricane straps for bracing the awning are permitted as long as the chains, rope, etc. and the anchor pins are identified with pieces of bright marking tape. This will help prevent injury to children and guests. If you use the space under your trailer for storage, then skirting between your trailer and the ground is required. Please use pressure treated lattice available at most lumberyards or vinyl skirting. The space between your trailer and the deck can be skirted with conventional snap on skirting; screening or interlocking vinyl siding to help keep flying insects out of your screen house.

### **Decks**

- Decks must be built using 2 X 6 pressure treated wood for frames, and 5/4 X 6 pressure treated or ¾ pressure treated plywood decking on top. Composite decking material may also be used for the top.
- Decks must be built in sections, each being no larger than 8’ X 8’.
- The maximum size is 8’ wide by 40’ long and can not be longer than the box of the trailer.

**Again, please see the office before any work is started, the town requires building permits on decks and certain rooms.**

## **Buying a Park Model**

We are the local dealer for Trophy Homes, Woodland Park, Heritage, Simplex and Chariot Eagle. If you are considering purchasing one of these brands, you would need to do so through us. We are pleased to offer full time maintenance and professional repairs through our own experienced, in-house staff. It is our intention that you always receive personal and professional service when you deal with the Talevi family and Sea-Vu Park Homes. These brands are available only through Sea-Vu Park Homes, but if you are considering a brand that we do not represent then you may absolutely purchase from another dealer.

### **Rules for 12' Wide Park Model Trailers**

- The trailer cannot exceed 34 ½ feet long.
- The dealer must block and level the trailer using a “double stack” cement block tower.
- The dealer must hook up the sewer using 3” schedule 40 pipe.
- All sales must be pre-approved.

Any questions pertaining to this information, contact the office. For all trailers....hard roofs and Florida rooms must be purchased and installed by David B. Talevi, Atlas Construction.

## **Selling Your Trailer**

Please Remember:  
You own the trailer,  
Sea-Vu owns the site

The site does not “go with” the trailer

We realize that a trailer “on site” is very attractive to a potential buyer, but remember the trailer sale and the site rental are separate transactions. Presently, you can advertise your trailer for sale, with the understanding that once sold, it must be removed. Site plantings and stonework stay on the site.

If you desire to sell you trailer “on site” meaning the new buyer can keep the site or stay in the park, here are the conditions:

- Our first recommendation is that you call a dealer and get a realistic value.
- There is a form available in the office that must be filled out and signed prior to any advertisement.
- You will be allowed to offer it for sale for one year.
- Signs will be allowed on the bulletin board at the office. No signs on the trailer please.
- An 8-8 1/2’ wide trailer must be no older than 8 years.
- A 12’ wide Park Home may be no older than 12 years.
- If you are selling on a site that has been requested by another seasonal in the park, your trailer must be moved. Exception: if you are selling your trailer to a seasonal already in the park and they have seniority over the requesting seasonal, they can keep the site.
- All buyers are obligated to pay the pro-rated site fee.

- Once approved, the seller will be charged a fee of \$3000, cash or check only. Any additional work required at the time of sale will be assessed and billed accordingly.
- All sales involving Sea-Vu must be approved. Sea-Vu reserves the right to regulate and approve all sales. If any problems should arise regarding a sales transaction, Sea-Vu reserves the right to remove the unit from the park.
- **Please remember that the trailer belongs to the seasonal camper but the site belongs to Sea-Vu Campground. The same rules apply when transferring a trailer (i.e. trailer age, site request, etc) to a family member as they apply when making a sale.**

## *Resource List*

### **Town of Wells**

Town Office/Tax Collector

207-646-5113

### **Fire/Police 911**

### **Chamber of Commerce**

Local events

Rt 1, Moody

207-646-2451

### **Time Warner Cable**

Cable and Internet Provider

\*\* There is a charge to the seasonal for a service call

800-833-2253

### **Sea-Vu Park Homes**

Park Model Sales

Visit Sea-Vu West, in person or on the web for models and information

Jason & Lee Talevi

207-646-0785

### **East Coast RV**

RV service, parts and supplies

Al Niski

207-646-6285