



Handbook of Rules and Regulations

Revised 06/01/2022

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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
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. The State of Maine requires that Sea-Vu has a completed registration card on file each season even when there are no changes.
- **DEPOSITS:** Deposits are required by October 15th for the following camping year. If a deposit is not received your trailer must be removed by October 15th 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. 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:** Motorcycles 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. Any changes to your site must be reviewed by the office.

- **RESTROOMS:** They are closed once 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:** 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 on the dumpsters.
- **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 when the office closes. Campfires must be attended at all times and kept under control. Extinguish completely.
- **CONVENIENCE STORE/OFFICE:** The open hours are 8AM to 8PM daily.

QUIET HOURS 10pm to 8 am

- **PROPANE:** Sorry, we do not sell LP Gas (Propane).
- **SITES:** Before starting any work on your site please talk to the office. There are town and park regulations that you must follow and permits that must be obtained (decks included). Any hardtop awnings or Florida rooms must go through Bill Whiteman of WW Remodeling. 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 \$1,000.00 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 cannot 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.
- **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. 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 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 other 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.
- Cats and Dogs are allowed, limited to two per site.
- Information on boarding kennels is available at the office

Screen Room / Deck Guidelines

- Please check with the office first before starting any work!
- 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. Bill Whiteman of WW Remodeling is the Silver Top distributor in this area.
- The length of the screen house cannot exceed the length of the trailer.
- 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 3/4 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 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.

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 Bill Whiteman of WW Remodeling.

Please remember that whether you purchase a Park Model or a Travel Trailer we can not accept delivery of any trailer after November 1st or before May 1st. The campground is closed between these dates. Unfortunately, we cannot guarantee measurement of sites either during these times. If you are thinking of purchasing a new trailer please keep these dates in mind.

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, one time only, between the dates of May 1st and October 31st.
- 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.
- All buyers are obligated to pay the pro-rated site fee as established by the park.
- Once approved, the seller will be charged a fee of \$3000, cash or check only. This transfer fee also applies when selling to a family member. 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 be aware that all new owners will be subject to a credit and background check. There is a cost of \$40 per adult in the household and this charge is paid by the person purchasing the trailer.
- **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

Spectrum Cable

Cable Provider

833-697-7328

East Coast RV

RV service, parts and supplies

Al Niski

207-646-6285

WW Remodeling

Florida Rooms, Screen Rooms and Hard Tops

Bill Whiteman

781-953-8550