



# Handbook of Rules and Regulations

Revised 01/01/25

# Table of Contents

Welcome! .....	3
General Rules .....	4-9
Screen Room/Deck Guidelines... ..	10-11
Rules for 12' Wide... ..	11-12
Selling your Trailer... ..	13-14
Resources List.....	15

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

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

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

Please mail all correspondence and payments to:

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

[Info@sea-vucampground.com](mailto:Info@sea-vucampground.com)  
[www.sea-vucampground.com](http://www.sea-vucampground.com)

1733 Post Rd.  
Wells, ME 04090

## General Rules

- **REGISTRATION CARDS:** Sea-Vu provides each seasonal a new registration card which should be returned with your deposits or your first payment. The State of Maine requires that Sea-Vu has a completed registration card on file each season even when there are no changes.
- **DEPOSIT & PAYMENTS:**
  - Deposit is due by 10/15 and is non-refundable
  - Payment schedule letter is mailed in January
  - Your site fee must be paid in full by opening day
- **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 cannot 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 it to 2 cars per site. A seasonal who is not parked at their site will be required to get a car pass, available at the office.
- **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.  
NOT PERMITTED: sneakers or sleeping bags, dog beds or other large items.
- **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. 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. 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 must 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**

- **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 and sheds 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 the 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 a year – August and October.
- **OFF SEASON:** Much of the work we do to keep our resort looking good is done off-season. 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 plan to have it done.
- **Washing Machines and Dryers:** Washer and dryers are not allowed.
- **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 our kids are kept safe and that we all have a wonderful camping season.

*If 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 Urban Industries, or a fold down rigid roof by Urban Industries. Bill Whiteman of WW Remodeling is the Urban Industries 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. 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 cannot be longer than the box of the trailer.

## 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.

If you have 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.

Beginning March 1, 2024 all trailers or Park Models brought in to the campground must have a permit issued from the town of Wells. The only exception is if the trailer is registered. If it is registered and the registration expires you must then obtain a permit at that time.

Please remember that whether you purchase a Park Model or a Travel Trailer we cannot accept delivery of any trailer after November 1<sup>st</sup> or before May 1<sup>st</sup>. 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.

**PER THE TOWN OF WELLS CODE ENFORCEMENT OFFICE:**

**PERMITTING IS REQUIRED FOR NEW RV/PARK MODELS, DECKS, FLORIDA ROOMS, DECKS OR PORCH, SHEDS AND LANDINGS WITH STAIRS GREATER THAN 3' X 3'.**

## 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 1<sup>st</sup> and October 31<sup>st</sup>.
- 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 20 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. The transfer fee must be paid before the sale is considered complete. 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.
- When you change sites, whether you ask for an available empty site or you purchase an existing trailer that is for sale you will be charged the same site fee that a new seasonal would pay.
- **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.**
- A new seasonal will be charged the prevailing seasonal rate.
- Deposits are **NOT** transferable to new seasonals.

## *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

Biddeford, ME

866-874-2389

### **WW Remodeling**

Florida Rooms, Screen Rooms and Hard Tops

Bill Whiteman

781-953-8550

