



Sea-Vu Campground

Handbook of Rules and Regulations

This handbook is intended as an overview of 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

Revised 2026

Contact Information

Mailing Address:

Sea-Vu Campground

P.O. Box 67

Wells, Maine 04090

Email :

Info@sea-vucampground.com

Website:

www.sea-vucampground.com

Physical Address:

1733 Post Rd.

Wells, Maine 04090

Office + Store Hours:

8 am – 8 pm

Please review the rules & regulations, which pertain to your seasonal site and its use. These rules and regulations are subject to change at any time, with or without notification. As always, see the office with any questions.

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General Rules

Registration Cards

Per the State of Maine, every seasonal is required to complete a registration card each year. Return the card with your deposit for next season by closing day. Your seasonal card needs to include an emergency contact number.

Payments

- A deposit of \$1,000.00 is due by closing day and is non-refundable.
- Your payment schedule for the upcoming season is mailed in January
- Your site fee must be paid in full by May, before we open for the season

Seasonal Family & Guests

Each seasonal is responsible for their family & guests. A family consists of 2 adults and dependent children. Everyone else is a guest and must register at the office, pay a guest fee, and pick up a car pass.

Subletting, renting, or sharing your site with another party is not allowed; this will result in you being asked to leave the park.

Social Gatherings

- Please be considerate of your very close neighbors. **Quiet time is 10 PM – 8 AM.** Campfires must be attended to at all times & kept under control. Extinguish completely before retiring for the night.

Camping Kids

- Sea-Vu loves and values our camping kids. We provide a large playground with swings, slides, and climbing equipment for all ages, as well as basketball and bocce. Please help us keep your children safe by asking them to play in the playground area instead of riding & playing in the streets. Our main concern is making sure that all our children are kept safe and that we all have a wonderful camping season.

Pets

- Limit 2 well-behaved pets (dogs or cats) per site.
- All pets must be kept on a leash at all times.
- Owners must clean up after their pets; doggy bag stations are available in the walking areas. Do not let your pet “go” on other campers’ sites.
- Please walk pets in designated areas at the end of the campground.

- Pets cannot be left behind if you are leaving for the day. A crying or barking dog that disturbs your neighbors will not be tolerated.
- Guests cannot bring pets.

Vehicle Rules

- Vehicles: Limit of 2 cars per site. When parking extra cars in the Mini Golf lot, you must stop in the office for a car pass.
- Motorcycles: Motorcycles are allowed when entering the grounds. Please refrain from driving around the park. Storage of other vehicles is not permitted on your site or on the park grounds. Any questions, see the office.
- Washing of cars at your site is not permitted. Trailers/park models may be pressure-washed in the spring and at the end of the season.
- **FOR EVERYONE'S SAFETY, PLEASE OBSERVE OUR 5 MPH SPEED LIMIT!!**

Amenities

Trash + Recycling

- Help us keep the area clean by lifting the lid on the dumpsters.
- Please break down boxes to be put in the dumpster.
- Pay at the office for disposal of carpets, refrigerators, TVs, mattresses, furniture, etc.

- Do not leave propane tanks in this area.
- Check with the office if you have questions.

Restrooms

- Toilet paper is the only flushable product. Do not flush sanitary products, baby wipes, face wipes, or any other items except toilet paper.
- Our spotless restrooms are closed for cleaning daily. Please do not enter during cleaning time; use the alternate building.

Laundry Room

- Coin-operated washers & dryers are available & open 24 hours a day.
- Please look after your wash so others are not kept waiting.
- The office has change (quarters) if needed.
- DO NOT wash bulk items such as sleeping bags, dog beds, sneakers & large comforters.

Pool

- The pool is cleaned in the morning and opens at 9 am.
- All children under the age of 12 must be accompanied by an adult.
- There are no lifeguards.
- No diapers of any kind allowed in the pool.

Site Rules + Regulations

Before starting any work on your site, come to the office for guidance. There are town & Park regulations that you must follow and permits that must be obtained (decks & sheds included). Any hardtop awnings or Florida rooms must go through Bill Whiteman of WW Remodeling. All decks must be built in accordance with the rules listed under "Screen Room/ Decks Guidelines".

General Site Rules

- No permanent tents are allowed on seasonal sites.
- Trees & Property: No nails in trees, please! Don't cut trees, branches, or bushes. See the office with any concerns.
- Clotheslines are not allowed in the park.
- Walls, fences, hedges, or other elements are not allowed to identify or define your site boundary.
- Cemented posts are not allowed on your site.
- Remember, any changes to your site require office approval before being made.
- Washing machines and dryers are not allowed in your unit.

Winter Storage

- Sea-Vu will provide winter storage of trailers/park models that have paid their \$1,000.00 deposit for the upcoming season.

- No other vehicles are allowed to be left in the campground during the off-season months. Much of the work we do to keep our resort looking great is done off-season. Late fall and early spring are essential for us to complete the necessary maintenance.
- No one is allowed in their unit when the park is closed.
- If there is an emergency, please call the office to make arrangements.

Winterizing

All utilities will be terminated at the close of the season. Make sure you disconnect your water hose from the spigot and unplug or shut off the circuit breaker at the electrical post. Don't forget to winterize your unit or schedule to have it done.

Sheds + Electrical Boxes

- Utility Sheds: one shed per site allowed.
- Dimensions for the storage shed cannot exceed 60" wide, 36" deep, and 72" high.
- Electrical Boxes: Padlocks are not permitted on boxes.
- Sea-Vu staff will read your meter, and you will be billed twice a year, in August & October.

If in doubt, please ask the office!

Screen Room & Deck Guidelines

Reminder

Always check with the office first before starting any work.

Screen Houses

- Screen houses can be a maximum 8 ft wide; i.e. the distance from the side of the trailer/park model to the outside edge of the screen house wall.
- The roof of the screen house can be a travel trailer awning, either manual or automatic 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 unit.
- Only rooms under supported rigid roofs can remain standing through the off-season. All other screen houses, supporting structures, and awnings must be taken down and stored at the end of each season.
- Wood structures are not allowed.
- Be sure to identify any guy chains, rope, wire, and hurricane straps with bright marking tape to prevent injuries.

- Skirting is required between your trailer/park model and the ground. Use pressure-treated or vinyl skirting.
- See the office with any questions.

Decks

- Decks must be built using 2 X 6 pressure-treated wood for frames and 5/4 X 6 pressure-treated plywood decking on top.
- Decks must be built in sections, each section being no larger than 8' X 8'.
- The maximum size of the deck cannot exceed the length of the trailer box or park model.

Rules for 12' wide Park Models

Park Models

- The Park Model cannot exceed 34 ½ feet long.
- The dealer must block and level the Park Model using a "double stack" cement block tower.
- The dealer must hook up the sewer using 3" schedule 40 pipe.
- All Park Model sales need to be pre-approved by the office.
- For all trailers (including park models), Florida rooms & hard roofs must be purchased and installed by Bill Whiteman of WW Remodeling.

- All trailers & Park Models brought into the campground must have a permit issued by the town of Wells.
- The Code Enforcement Office of Wells states: Permits are required for new RVs & Park Models, decks, Florida rooms, sheds, and landings with stairs greater than 3' X 3'.
- The campground is closed from November to May; we cannot accept deliveries of any Park Models or trailers during this time.
- Contact the office with any questions.

Selling Your Unit

The site does not go with the unit. You own the trailer/park model; Sea-Vu Campground owns the site.

Selling Regulations + Recommendations

- Sea-Vu reserves the right to regulate and approve all sales.
- You will be allowed to offer your unit for sale, one time only, between May & October of the present year.
- A trailer cannot be older than 10 years.
- A 12' wide Park Model cannot be older than 20 years.
- If any problems should arise regarding a sales transaction, Sea-Vu reserves the right to remove the unit from the park.
- Deposits are NOT transferable to new seasonals

- Please be aware that all new owners will be subject to a credit and background check. There is a cost of \$50 per adult in the household, and this charge is paid by the person purchasing the unit.

Steps to Sell

- We recommend that you call a dealer and get a realistic value.
- Pick up the “For Sale” form at the office, which is required for selling.
- You can post your unit on the bulletin boards, but please refrain from placing signs on the unit.

Once you have found a buyer

- All buyers are obligated to pay a pro-rated site fee established by the park.
- All sellers will be charged a fee of \$3,000.00 at the time of sale, paid by check or cash. This includes selling to a family member as well. Any additional work required at the time of sale will be assessed and billed accordingly.
- When you change sites, whether you request an available, empty site or purchase an existing unit for sale, you will be charged the same site fee that a new seasonal would pay.

Helpful Resources

Town of Wells (Town offices + Tax Collector): (207) 646-5113

Wells Fire and Police: (207) 646-9354

Emergency: 911

Spectrum Cable: (866) 874-2389

301 Mariner Way

Biddeford, Maine 04005

WW Remodeling / Bill Whiteman: (781) 953-8550

If you have any questions, comments, or compliments, please call or stop by the office!

Happy Camping :)