

Handbook of Rules & Regulations

P.O. Box 495, 150 Chapel Road
Wells, ME 04090

207-646-4684

website: www.sea-vusouth.com
email: SeaVuSouth@gmail.com

Table of Contents

Welcome!	3
General Rules.....	4-6
Common Areas	7-8
Utilities and Rubbish	9-10
Your Seasonal Site	11-12
Off Season	13
Buying a Park Model.....	13
Selling your Home	14
Optional Services.....	14
Resource List	15-16

Please see our community news boards, located at each pool area, for up to date events, etc.

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 South Campground!

Sea-Vu South was developed in 1990 by the Talevi family. It is now owned and operated by Sea-Vu South LLC.

Our success is directly attributed to our many campers. In our effort to provide the best seasonal resort environment we have put together the Sea-Vu South Handbook. Please take the time to read and understand the following rules and guidelines in order to help make our resort community one we can all be proud of!

Thank you & Enjoy!
David & Molly Talevi

General Rules

Sea-Vu South sends each seasonal a new registration card and payment schedule in the fall for the upcoming season.

Sea-Vu South reserves the right to refuse or revoke a seasonal campsite rental.

Deposits: Your registration card and deposit are required by October 15th for the following camping year. If a deposit is not received, your trailer must be removed at your expense by November 1st so that we can contact people who have been patiently waiting on our seasonal waiting list.

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.

Payments: Payments shall be made following the payment schedule. If final payment is not received by the due date, Sea-Vu South reserves the right to charge a late fee. Also, if any payments are still due by opening day, you will not be able to use your site and will incur a utility suspension fee of \$150/mo. until paid in full. In other words... please pay on time, it will cost you less.

* Outstanding balances must be paid in full and registration cards must be completed in order to process your registration for the coming year.

Security Code: Each Seasonal Site will be assigned a security code. Your security code is for security reasons...the more you give your code out, the less secure your campground is! As an added measure of safety please have all guests and visitors check in at the office when arriving.

Family and Visitors: Each camper is responsible for his or her family and guests. Children under 18 can not be left unattended at the site overnight.

When having extended family and guests visit your site please be respectful of your neighbors. Extended overnight stays by large groups is not allowed.

Only adult children or your parents are allowed use of your trailer when you are not there. Anyone else is considered a guest, and you must be present when they are visiting your trailer.

Your visitors may not bring dogs.

****Subletting, renting, or sharing of your seasonal site with another party is not tolerated and will result in your being asked to leave the park.**

Quiet hours are from 10 p.m. to 8 a.m.

Vehicles: Seasonal campers are allowed two cars on their site. Guest parking is permitted at the entrance lot.

Motorcycles are allowed when entering the grounds. Please do not drive motorcycles around the resort. Dirt-bikes, ATV's, electric scooters, golf carts, or other motorized transports are not allowed to operate on the resort grounds. 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 if needed.

Washing of cars is not permitted! Trailers may be washed at the beginning and end of the season.

For everyone's safety please observe our resort speed limit of 5 mph!!!

Pets: Sea-Vu South allows pets because we realize that pets are a part of many camping families. All pets must be kept on a leash (except in the dog park). Owners are responsible for cleaning up after their pet; this includes all wooded and common areas. For your convenience, "clean-up bags" are provided around the campground. Please do not leave your pet unattended if you are leaving for the day. Owners will be required to remove pets that make excessive noise. Information on local vets and boarding is available at the office. Your visitors may not bring dogs.

Social Gatherings: Please be considerate of your neighbors when hosting a social event. All teenagers and children have to be on their sites by 10:00 pm.

Campfires must be attended at all times and kept under control. Please extinguish completely by 11:00 p.m., or when retiring for the night. Quiet hours are 10:00 p.m. to 8:00 a.m.

Alcohol is to be kept on site and is not allowed in the common areas.

Please tell your children not to cut through campsites or bocce, but to use the roads and walkways. For safety reasons and as a courtesy to your neighbors, please have your children play in the playground field and not in the campground

roadways.

Please respect your neighbors and the park.

Tip: When leaving the trailer after the weekend...

it is advisable to turn off the hot water heater, furnace, A/C, gas tanks, water line, and empty your rubbish. If you have an awning, make sure you have a good pitch and keep the fabric taught. Also, make sure it is anchored down securely. This will help prevent damage during bad weather while you are away.

When in doubt please ask the office!

Common Areas

All of our amenities make Sea-Vu South the perfect place to spend the season. We really count on all of our campers and guests to help us keep them beautiful!

Trees and Property: Please do not disfigure trees by cutting or nailing into a tree. Do not cut live or dead trees, branches or bushes. Contact the office if you notice a problem with a tree.

There is no building, landscaping or planting allowed in the common areas. This includes boundary areas between abutting sites and along the perimeter of our property line. Unrestricted access to these areas is essential should a utility or maintenance problem occur. If you are unsure of where your site ends and common property starts, please visit the office for answers.

Clotheslines are not allowed in the resort.

Laundry and Restrooms: Restrooms will be closed daily for cleaning please do not enter the building at that time.

There are two Laundromats in the park, located at each pool area for your convenience. The office laundry room is available only during office hours.

Coin operated washers and dryers are available 24 hours in the main laundry room. Please look after your wash so that others are not kept waiting. No

sneakers, sleeping bags or comforters in the machines. For sanitary reasons, clothes must be washed before they are put into the dryers.

Pool: Hours are from 9:00 a.m. to 8:00 p.m. There are no lifeguards on duty. All children under the age of 12 must be accompanied by an adult. Children under the age of 17 are not allowed in the Adult Hot Tub. All children are welcome to use the other hot tub near the office. Please do not let children use the hot tub as a play area. A child play pool is provided at the main pool for younger campers. All toddlers must use a swim diaper.

Office/Store/Game Room: Office hours are daily 9:00 a.m. to 4:00 p.m. during peak season, or weekend off peak. The office carries items such as ice cream, candy, soda, t-shirts, toiletries, stamps, ice, firewood, etc. You can also pay electric, propane, or site fees.

The recreation room is for everyone's use. If you would like to use the space for a special event please see the office about scheduling a time.

Mail: We do not provide a mail delivery service. You can secure a PO Box at the post office. We do provide an outgoing mail box for your convenience at the office.

Beach Body Gym: Must be 18 years or older to enter the gym. Hours are from 6:00 a.m. – 8:00 p.m. Only those with key cards are allowed inside. \$10. deposit required at office for key. You are responsible for your key and its use. No food or drink (except water) allowed in the gym. Individuals must be completely dry before entering (please do not come from the pool to the gym). All equipment belonging to Sea-Vu South must remain in the gym at all times. Sea-Vu South is not responsible for injury or lost articles. Management reserves the right to revoke the membership of anyone who violates the rules.

Utilities and Rubbish

Water: In an effort to keep our water service free please be responsible with water usage. Lawn watering is restricted to early morning or evening hours. ** Remember, we are on a well. Supply is limited!

Cable TV: Your site comes equipped with extended basic cable TV. Premium channels, broadband internet, and other options are available through our service provider. See the office for contact info.

High Speed Internet: Wireless high speed internet is now included in your

seasonal site fee! Please stop by the Time Warner Cable/Spectrum office to pick up for your modem.

Electric: Electric usage is metered on your site. The office will read your meter and bill you twice seasonally, once in August & once in October. Locking your utility box is prohibited.

Propane: Please write your name and site # on the cylinder and drop your propane tank off at the gate. We will fill your tank and return it to you. Please pay the office when you drop off your tank. Tanks will be filled each morning. If you need a tank to be filled at another time, Sea-Vu on Rte. 1 also has a fill station.

Rubbish: Dumpsters are provided for the disposal of household trash and limited yard waste. Please place trash bags **INSIDE** the dumpsters by opening the lids. There is a separate receptacle for cardboard and newspaper. Please breakdown large boxes to conserve space in the hut.

Large items (mattresses, bikes, gas grills, etc.) are not allowed in our limited dumpster area. These can be brought directly to the dump, located a few miles up the road. The office will be happy to provide a schedule and directions.

Propane tanks or other hazardous materials are never allowed in the dumpsters and can pose a severe risk if placed there.

** Anyone caught dumping illegally will be charged a fine and or asked to leave the park.

Questions? Check with the office.

Your Seasonal Site

A seasonal rental gives your family the use of a site from Mother's Day to Columbus Day weekend. The maintenance and upkeep of your site is your responsibility. We do request that you check with the office before starting any site work.

There is a setback of 5 feet from the edge of the roadway for emergency vehicle purposes. This area is to be grass only, plantings or structures of any kind are prohibited.

Landscaping: Shrubs, trees, flowering bushes and flowers are encouraged and may be located any where outside the setback area.

Patios or other 'hardscape' elements are restricted to 100 sq feet in area in an effort to keep adequate green space throughout the resort.

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

Any landscaping must be kept intact on site if you leave the park or change sites.

Decks:

Decks can be built using 2 x 6 pressure treated wood for frames, and 5/4 x 6 pressure treated or composite decking on top or 3/4" treated plywood (inside a room).

Decks must also be built in sections, each being no larger than 8' x 8'.

The maximum size is 8' wide by 40' long, or from the trailer hitch to the bumper.

Again, **PLEASE SEE DAVE BEFORE ANY WORK IS STARTED.** The town requires building permits on decks and certain rooms.

Florida rooms/ Screen rooms: Florida rooms and or screen rooms can be a maximum of 8 feet wide by the length of the trailer. Due to both town and park rules, R.V. enclosures have to be built using specific materials and guidelines. Before any work is started, contact the office for rules and approval.

If you use the space under your trailer for storage, then skirting between your trailer and the ground is required. Please use vinyl skirting and or lattice.

Storage Boxes: Sites are allowed storage boxes with a maximum width of 6 feet and depth of 3 feet. Height may vary but not exceed 7 feet. Up to two storage boxes are permitted provided they fit directly behind your trailer and porch. Storage boxes are not allowed to be located in any other area of your site.

Tents: A tent for guests is allowed in the area directly adjacent to the deck side of your trailer. The tent can remain for a maximum of two weeks. After that, the ground must remain uncovered to allow time for vegetation to regenerate.

Fireplaces: A fireplace is allowed on your site as long as there is a 12 foot diameter free zone around it. This includes trees, overhanging branches, awnings, autos, or neighboring trailers. Fireplaces cannot be placed in the utility way behind your trailer. We will be happy to help you with placement.

Firewood: The Maine Legislature has banned all out-of-state fire wood. Wood can be purchased in state and at the office.

When in doubt please ask the office!

Off Season

Much of the work we do to keep our resort looking good is done during the off-season. The late fall and early spring are essential times for us to complete necessary maintenance and repairs on our utilities and facilities. As a result, you may not stay in your unit when the park is closed. However, you may come up off season to check on your unit and or clean up your site during the day. Please 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 (see Resource List).

Here are some tips for packing up your home for the winter:

-Inside your home, turn off the breaker for the hot water heater and the main (you can leave all other breakers on).

-Turn off your water at the outside post.

-Empty your fridge & freezer and leave the door propped open. Remove all food from the cabinets.

-Remove all liquids including cleaners, soaps, shampoo, etc. Anything liquid will freeze and food items will attract animals.

(If you have any cans of food that you are getting rid of at the end of the season, please drop them in a box at the office. We will donate them to the local food pantry.)

The resort will not be responsible for units that are not properly winterized.

Site Cleanup: Bag your leaves, grass, sticks, etc. and leave them at the end of driveway. Bags will be picked up in both the Spring and Fall. Please use the paper recyclable bags and DO NOT mix trash in the bags! Any other time of year, bring yard waste to the mulch pile.

Switching Sites or Leaving the Park: If you are leaving the park or just switching your site, you are responsible for any site clean up and or removal of old decks, mowers, grills, etc. Please notify the office before hand if you need assistance.

Selling your Home

We realize that a Park Home on a beautiful site is very attractive to a potential buyer but remember the trailer sale and site rental are separate transactions. Some of the conditions to allow an “**on site**” sale are as follows:

You must be up to date on all payments owed to the park. Buyers need to be interviewed and approved by the office. Any party purchasing your trailer will be obligated to pay the prorated site rental fee.

Any non-12' wide trailer older than 8 years cannot be sold on site.

Any 12' wide Park Home older than 13 years old cannot be sold on site.

Once approved, there is a sales fee of \$3000.00 owed to Sea-Vu South. This is usually subtracted from the cost of the trailer and paid from the buyer. Any additional work required at the time of sale will be assessed and billed accordingly.

All sales involving Sea-Vu South must be approved by David B. Talevi. Sea-Vu South reserves the right to regulate and approve all sales, including price. If any problem should arise regarding a sales transaction, Sea-Vu South reserves the right to remove the unit from the park.

Optional Services

Provided through Sea-Vu South for an additional fee. Please call or email if interested.

- lawn mowing & trimming
- Spring or Fall clean up
- gutter cleaning
- dump runs

Resource List

Atlas Construction, Dave

Florida rooms, screen rooms, deck work
(stop in the Sea-Vu South office) or call 207-646-4684

Sea-Vu Park Homes

Park Model Sales
Located at Sea-Vu West, College Drive
207-646-0785

East Coast RV

RV service, winterizing, parts and supplies
207-646-6285

Florida Room Repairs/Winterizing

Bill Whiteman
978-710-6269

Town of Wells

Town Office/ Tax Collector
207-646-5113

Chamber of Commerce

207-646-2451

Time Warner Cable

Cable and Internet provider
1-800-833-2253

MainGas

207-646-2928

Eastern Propane

1-800-523-5237

Fire/Police, Emergency call 911
Non emergency number 207-646-9354

Please mail all correspondence and payments to:

Sea-Vu South
P.O. Box 495
Wells, ME 04090

207-646-4684

website: www.sea-vusouth.com
email: SeaVuSouth@gmail.com

Please visit our website periodically. We post any and all updates regarding the resort (rule changes, events, activities, photos, etc.).

Thank you!

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. Sea-Vu South campers are utilizing the campground and its related facilities and equipment (including but not limited to the pool, playground, lawnmowers, and landscaping equipment) at their own risk, and agree to save, indemnify, and hold Sea-Vu South Seasonal Campground harmless of, from, and against any and all action, causes of action, costs (including attorneys' fees) and liabilities which may arise out of their stay (and their visitors' stays) at the Park and/or use of the equipment and facilities provided for their use. Tenants also understand that the owners and management are not responsible for any damage to persons or property arising from fire or other natural cause, theft, accident or otherwise and are advised to obtain their own insurance for such purposes. The management reserves the right to terminate a tenancy for violation of these rules and regulations without refund.