



## **Handbook of Rules and Regulation**

Sea-Vu West was developed in 2005. It is now managed and operated by Legacy Communities, LLC. At the direction of the management these rules and regulations are put forth for your safety and security. Our success is directly contributed to our many campers. In our effort to provide the best seasonal resort environment we have put together the [Sea-Vu West Handbook](#). Please take the time to read and understand the following rules and guidelines and help make our resort community one we can all be proud of! Sea-Vu West Campground is a seasonal campground. When renting a site for the season you agree to abide by the campground rules. If the rules are not followed, you will be removed without refund at your expense. Our rules are fair and meant to protect the park and its campers.

# Welcome to Sea-Vu West RV Resort!

## General Rules

**Security Card:** Each Seasonal Site will be assigned 2 security cards. Your security card is for security reasons...the more you lend your card 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:** The seasonal rate covers use by you and your immediate family (your parents and your dependant children). Extended family, non family members, cousins, co-workers, in-laws, your boss and all others are considered guests and may only visit while you are there.

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.

**\*\*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!**

**Vehicles:** Seasonal campers are allowed two cars on their site. Guest parking is permitted where designated.

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, motor homes, etc.) is not permitted on your site or the resort grounds. The office can help you find a local resource if needed.

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

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

**Pets:** Sea-Vu West allows pets because we realize that pets are a part of many camping families. All pets must be kept on a leash. Owners are responsible for cleaning up after their pets this includes all wooded walking trails and common areas. 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. Vicious breeds, at the sole discretion of management, are not allowed on the premises at any time

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



Campfires must be attended at all times and kept under control, please extinguish completely when retiring for

the night.

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

***When in doubt please ask the office!***

## **Common Areas**

All of our amenities, green spaces, walking trails, and wooded areas make Sea-Vu West 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.

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. 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.

Coin operated washers and dryers are available 24 hours. Please look after your wash so that others are not kept waiting. No sneakers, sleeping bags or comforters in the machines.

**Pool:** Hours are posted. There are no lifeguards on duty. All children under the age of 12 must be accompanied by an adult.

A child play pool is provided for our younger campers please do not let them use the hot tub as a play area. All toddlers must use a swim diaper.

**Grand Lodge:** 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.

Receiving and delivering your telephone messages is a courtesy we extend to you. In an emergency we will deliver your message as soon as possible, day or night. For any other messages, delivery will be as time permits. Feel free to stop by the office and check.

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.

## **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 no more than twice a week! See the office for current schedules.

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

**Electric:** Electric usage is metered on your site. The office will read your meter and bill you twice seasonally. Locking your utility box is prohibited.

**Propane:** Propane tanks are provided and filled by a contracted vendor. The office will bill you based on your usage.

**Rubbish:** Dumpsters are provided for the disposal of household trash and limited yard waste. There is a separate receptacle for cardboard and paper waste. Please breakdown large boxes to conserve space in the dumpster.

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. Hauling services are available for large items visit the office to schedule a pick up.

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

## 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 require that you check with the office before starting any site work.

There is a set back 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 set back area.

Fireplaces are allowed any where on the site provided there is a 12 foot diameter free zone around it. This means trees, overhanging branches, trailers, or automobiles cannot be located within this circle.

The Maine legislature has *banned* all out of state firewood! Wood can be purchased at the office or many local vendors.

Patios or other 'hardscape' elements are restricted to 100 sq feet in area in an effort to keep adequate green space throughout the resort. **All hardscape must be approved by the office!**

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

**Storage Boxes:** Sites are allowed one storage boxes with a maximum width of 6 feet and depth of 3 feet. Height may vary but not exceed 6'5" feet. Storage boxes need to be located directly behind and abutting your unit. Storage boxes are not allowed to be located in any other area of your site, or the common areas separating sites.

**Tents, Gazebos, and Decks:** Not allowed! The deck and Silver Top room packaged with your trailer are the maximum allowable coverage according to town code. No exceptions!

**Common areas, wooded buffers, and utility corridors:** All sites abut some kind of common area be it a wooded perimeter or the utility corridor that runs down the back of most trailers. Unrestricted access to these areas is essential should a utility or maintenance problem ever occur. As a result placement of any structure, storage box, hardscape, or large planting is prohibited. Flowers and small plants are acceptable.

### **Travel Trailer or Motor Home** **Seasonal Site Rules and Regulations** **addendum:**

In addition to the rules above, travel trailer and motor home sites need to abide by these other restrictions.

No earthwork, hardscape or permanent structures allowed. This includes driveways, patios, large planters, walkways, etc.

You may use your own awning and soft side screen room. Wood decks, hard roofs, hard side screen rooms, and skirting need to be contracted through the office to comply with town building codes and park restrictions. Items are not allowed to be stored under your deck or trailer unless your unit is skirted.

The Office can install a hard line sewer for you at cost if you would like one.

Free winter storage is contingent upon the receipt of a deposit for the following year. Deposits are collected after Labor Day.

Winterizing is *not* included in the seasonal rate but can be scheduled through the office.

***When in doubt please ask the office!***

## **Off Season**

Much of the work we do to keep our resort looking beautiful and running flawlessly happens after the park closes. The late fall and early spring are essential times for us to complete necessary maintenance and repair on our utilities and facilities. As a result you may not stay in your unit when the park is closed.

**Winterizing:** We will be winterizing your park model and the park immediately after closing weekend. All utilities will be terminated at the close of the season. To ensure that your unit is ready please remove all liquid and perishable items by the end of closing weekend. Make sure the office has a key to every door of your unit. Remove any obstructions to water outlets and access

doors both inside and out. ***The resort will not be responsible for units that are not properly prepared by the close of the season!***

If you would like to check on your unit in the off season please call the office first. Often times, due to work or weather, your unit may be inaccessible.

## **Selling your Home**

We realize that a Park Home on a beautiful site is very attractive to a potential buyer! Selling your park model on site is a privilege extended by the park management and is not a right. Please remember the trailer sale and site rental are separate transactions. ***Only park model units purchased through Sea-Vu Park Homes are eligible for on site sales.***

Before you can list or advertise your home for sale you must notify the office and fill out a sales form to get approval. Sellers will be charged an administrative fee of \$5000.00. Any outstanding debts must be paid prior to sale approval. Buyers need to be interviewed and approved by the office. **The sales fee must be paid before buyers can use or take possession of the unit.**

All sales involving Sea-Vu West must be approved by the camp manager. Sea-Vu West reserves the right to regulate and approve all sales, including price. If there are any problems regarding sales transactions Sea-Vu West reserves the right to terminate the transaction and remove the home from the park.

## **Sea-Vu West**

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This handbook is intended as an overview of the rules and 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 West campers are utilizing the campground and its related facilities and equipment (including but not limited to the pools, playground, lawnmowers and landscaping equipment, lodge, bath house and common areas) at their own risk, and agree to save, indemnify, and hold LGC SVW LLC 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 Sea-Vu West and/or use of the equipment and facilities provided for such use. Campers also understand that the owners and managers 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.