



Rules & Regulations

Welcome to Sandy Pines Campground!

Please find attached the rules and policies for our campground. These rules are intended to ensure that all residents and campers enjoy a happy and safe experience at Sandy Pines.

Please contact the office should you have any questions.

Have a wonderful Camping Season!

Sandy Pines

The Rules and Regulations for Sandy Pines Campground are intended to support a quality of lifestyle for all of its residents. In the use of the Annual and Owner Sites and Common Area of the campground, seasonal residents shall obey and abide by the Rules adopted by the Management. The Management reserves the right to alter or add to these Rules and Regulations and will provide a 30-day notice of a change in any rules taking effect.

It is the intention that each rule:

- Conform to all applicable laws and regulations of the United States and the State of Maine, and all ordinances, rules and regulations of the Town of Kennebunkport and the Governing Documents of Sandy Pines.
- Be deemed necessary by the Management.
- Protect the environment and way of life, which has attracted seasonal residents to invest in and reside at Sandy Pines.

It is the responsibility of the Management to ensure compliance with the Rules. Discretion will be used to preserve the privacy of the people involved in this process.

Complaints of violations should be reported in writing to the Management. If the Management feels that the complaint is justified, it will take whatever action it deems necessary. The party making the complaint will be notified as to what action has been taken.

The campground management must notify the seasonal renter in writing of what rule has been broken and give the seasonal a reasonable chance to comply.

Non-compliance will lead to fines being levied in accordance with the following schedule:

1st offense	\$25.00 (twenty-five dollars)
2nd offense	\$50.00 (fifty dollars)
3rd offense	\$75.00 (seventy-five dollars)

The Seasonal resident shall be given 5 business days to correct a simple violation and 30 days to correct more complex violations. Once a violation has been corrected both parties will document the correction and the time frame.

GENERAL INFORMATION

Seasonal Rate Structure \$5500 to \$6200 plus the 9% tax

- Seasonal site delineation is based on numerous factors including site size, location and utilities and are not negotiable.
- The seasonal base rate includes a family of 6 people. All persons regularly occupying the site must be listed on the Seasonal site agreement.
- Basic cable hook up, hospitality grade wi-fi, sewer and water services are included in the Seasonal rate.
- Seasonal Rate fees for existing seasonals shall not increase more than \$150 from the established base seasonal rate per year. Promotions and discounts not applicable as the established base seasonal rate.

Deposits & Payment Schedules

- To ensure your seasonal rental site for the next year a non- refundable deposit of \$1,000 must be received by October 15, 2022.
- **If we do not receive your deposit and signed agreement by October 15, 2022 your site may become available for booking by other guests.**
- **Deposits should be sent to:**
 - **Atlantic Holdings**
 - **2 Live Well Drive Suite 201**
 - **Kennebunk, Maine**
- This deposit will be applied to your first installment due on January 1st representing 50% of the total. This deposit is NON-REFUNDABLE.
- Late fees of \$100 per week will be applied for each installment that is late.
- The second installment of 50% is due on April 1st.
- All payments must be received prior to opening for the season with NO EXCEPTIONS.

Visitors

Anyone who is not listed on your Seasonal Site Agreement is considered a visitor and shall be subject to visitors' fees of \$10 per day. Maximum occupancy on a site overnight including seasonal guests is 10 people. Continued overnight visits may not exceed 5 days. Visitor automobiles must register at the campground office. All seasonal residents shall be issued 15 visitor passes at the start of the season. The passes are non-transferable and cannot be used the following season.

Seasonal Open/Close Information

May 12-October 9, 2023

- No vehicular access or overnight stays from 10/9/2022 until 5/12/2023
- Security gates are operational May 12-October 9th. A gate key is required for access.
- Seasonal shall be issued two gate passes. Lost gate passes shall incur a \$50 replacement fee.
- **Incoming Units** must be 10 years old or newer (2012). ****Some exceptions may be made****
- **A minimum of Liability Insurance** is required on your camping unit.

Gate Passes will not be issued until: Balance is paid in full, seasonal site agreement is up to date and signed.

CONDUCT

- All seasonal guests will be held accountable for their conduct and the conduct of all those registered to or visiting their sites at all times.
- Sandy Pines does not allow large gatherings on seasonal sites with outside visitors.
- The Campground is a private property. We reserve the right to select our clientele and visitors.
- Firearms, fireworks, F-class shooters, slingshots, drones and bb guns are prohibited.
- No site owner or occupant shall create a nuisance or interfere with the enjoyment of others of the resort.
- Alcoholic beverages are to be consumed on private sites only. Public consumption is discouraged unless at resort sanctioned events.
- The use of vulgarity by adults or children will not be tolerated. Subjecting neighboring campsites to socially unacceptable behavior is a violation of Sandy Pines rules.
- No business or commercial activity is permitted on property.
- Persons engaging in illegal activities will be subject to eviction.
- Tobacco use is prohibited in ALL public areas at the campground and is only permitted at your camp site.
- Please report all inappropriate situations to management.

RULES FOR CONDUCT ARE STRICTLY ENFORCED AND VIOLATIONS MAY RESULT IN SEASONAL RESERVATION CANCELLATION.

Children

- Children must follow all rules & regulation of Sandy Pines
- Children under the age of 8 must be under the supervision of a guardian at all times.
- Children under the age of 16 must observe a curfew of 9pm and must return to their campsite.

Pets

- Only two Pets, of a normal household variety, are allowed per site
- DOGS ARE NOT ALLOWED WITH VISITORS OR OVERNIGHT GUESTS
- Seasonal guests must register pets with the office as part of seasonal registration and provide vaccination papers to the office
- Pets must be kept on a short leash (no extended) at all times and any material but be cleaned up immediately by owners.
- Pets are not allowed in public areas such as the lodge, pool, game areas. Pets are allowed in designated walk areas on property
- Barking dogs will not be tolerated and if barking persists dogs will be asked to leave the property.
- Noisy or aggressive dogs are not allowed.
- Please refer to the last page for information regarding dog registration and leash regulations for the Town of Kennebunkport

Pool

- Pool hours are subject to change throughout the season once the pool opens on Memorial Day Weekend
- Children under the age of 12 must have adult supervision at all times
- There are no lifeguards on duty, and you are at your own risk
- Swim diapers only allowed in the pool
- No glass is allowed in the pool area
- Pool rules are strictly enforced
- No Smoking at or around the pool
- Pool reservations are required in order to maintain enjoyable and safe space for all

Quiet Hours & Campfires

- **Quiet Hours are from 10pm-8am.** Please think of your fellow campers.
- All playgrounds are closed from 8pm-8am
- Speed limits of 5 miles per hour are strictly enforced
- Out of state wood is prohibited

- No flammable or harmful liquids are allowed on site

- Campfires must be attended at all times and be extinguished by 11pm
- Firewood can be purchased at the General Store
- Fire pits and picnic tables are not included with site

Storage, Trash & Recycling

- Please keep your seasonal site neat & clean at all times
- Only suitable furniture, plants, and planters shall be allowed on patios and similar areas
- Storage of items on sites is not permitted other than in an approved storage shed, other than covered BBQ. There is no storage allowed behind or beside your unit if it can be seen by others. Storage sheds must be approved by management and placed within the footprint of your site and conform to specific size requirements no larger than 8' x 10'. Storage sheds require a permit from the Town of Kennebunkport. Sandy Pines management can provide you with a plot plan.
- Clutter will not be allowed on sites. Toys and lawn chairs must be stored when you are not on your site
- Do not throw garbage in the bath house containers
- Garbage must be removed from your site and taken to the dumpster areas on property. Due to high traffic issues please refrain from using the dumpsters behind the lodge.

Recreational Vehicles

- Use of ATV's, dirt bikes, mini-bikes, roller blades, skateboards, longboards, and radio controlled items such as planes, bikes, and drones are prohibited
- Seasonal guests who wish to bring their motorcycle or utility trailer must have adequate space on their site for it to be parked.
- No car repairs or washing of any vehicles may be done on your site or on the property
- Golf carts are not allowed
- Limited storage is available for kayaks near the kayak launch – it is on a first-come, first-serve basis
- No storage or additional parking available for recreational vehicles, including boats. They must be parked within your site

Motorcycles

In order to provide access privileges to owners with motorcycles, while at the same time maintaining the quality of life standards presently enjoyed on property; the below listed rules and regulations will govern motorcycle usage while on property:

- Owners will not be allowed to drive his or her motorcycle in the Resort or anywhere else except from Mills Road directly to their site via the most direct route
- Only owners will be allowed to drive his or her motorcycle to and from their site via the Mills Rd gate. Absolutely no guests, visitors, or renters may bring or use motorcycles on the property at any time.
- Motorcycle access is restricted to owner's site only and they must be parked in the driveway or garage. **Not on or beside the road**
- Motorcycle access is allowed only between the hours of 8am and 9pm
- Motorcycles cannot be used to travel between sites and the Welcome area
- All motorcycles must be registered, insured, and have a state inspection sticker. Maximum of 2 motorcycles per site. Inspection is required.
- Excessive noise will not be permitted

Bicycles

For everyone's safety, the following policies will be strictly enforced:

- Bicycle riding is allowed between sunrise and sunset; until the street lights are on
- Helmets must be worn at all times by everyone under the age of 16
- Children under the age of 8 must be accompanied by a parent
- Bicycles must be parked at designated areas only
- Peg riding is not allowed
- Safe bicycle riding is expected
- Failure to comply with Bicycle policies will result in loss of riding privileges
- Parents are responsible for advising their children and visitors of our bicycle policies.

Mail & Message Delivery

- Personal mail may not be sent to the park. Packages that are sent will be received at the store and stored in the mail bin behind the store. You will be notified when a package arrives and you may pick up at the bin. Sandy Pines is not responsible for receipt and delivery of packages. You may mail outgoing mail at the front desk. There are post offices available in Cape Porpoise and Kennebunkport for private mail.

UTILITIES & TAXES

Electric Meters

Seasonal guests are responsible to pay their own electric usage and to establish an account with Central Maine Power. Property General Manager will assist with this process.

Cable & Internet

Hospitality grade Wi-Fi is included in the seasonal sites. Hospitality grade Wi-Fi is not intended for work purposes. Seasonal residing at Sandy Pines requiring work grade Wi-Fi are encouraged to have cable modems installed at your site. Spectrum is the cable provider.

Taxes & Fees

Seasonal Park Model/ RV Owners leaving their units at Sandy Pines throughout the winter are subject to the Town of Kennebunkport's property tax. Property tax is assessed on your unit along with any sheds, decks or 3 season rooms.

All non-grandfathered RV's left on the property during the winter will incur a \$300 storage fee. New seasonal RV guests may not store RV's on site through the winter.

LANDSCAPE ALTERATIONS, ORNAMENTS, AND/OR IMPROVEMENTS

The General Manager is charged with the task of looking at the "big picture" and of ensuring that all alterations and/or improvements are not out of place with the general design of Sandy Pines.

- All landscaping alterations and/or improvements must be approved by the General Manager. All requests are to be made by completing the Improvement Request Form along with a complete description of the plans and lot line set back. Every effort will be made to expedite the request.
- **Outside showers are prohibited due to over usage of Town water. In addition, some sites which abut the Rachel Carson National Wildlife Refuge could potentially allow chemical runoff to the setback line of the protected area.s**
- Sites should be clean and well maintained at all times-lawns cared for and weeds controlled.
- No cutting of trees, branches or underbrush is permitted. Please contact the office if there are concerns about your site.
- No tents are allowed on seasonal sites except for children's play tents for overnight only.
- One flagpole is allowed per site; a maximum of two flags is allowed per site.
- No nails or any object are to be placed on trees other than one small bird feeder that may be hung by a rope on a tree branch.
- Ornaments that are placed in the yard must be in good taste and can cover no more than 4 square feet in area. Example: 4 ornaments 1 foot by 1 foot
- Holiday lights and decorations are permitted but must be removed 15 days after the holiday.

Please complete the Owner Improvement Request Form for any landscaping Alterations for any work to be completed at your work site.

CONSTRUCTION AND RENOVATIONS

All construction or major upgrades must be approved by management PRIOR to starting any work/project by filling out a Construction Approval form at the office. **Please utilize Owner Improvement Request Form**

All construction must be completed prior to June 22nd and is prohibited during Memorial Day. It may resume after Labor Day and may only be performed from 8am-5pm daily Monday through Friday. Construction performed outside of these guidelines must be approved by management.

- Construction and major upgrades require a building permit obtained by the Town of Kennebunkport and approval of the vendor from Sandy Pines.
- Do not have any materials delivered to your site until approved by management and a building permit is obtained.
- All outside contractors must stop at the office for temporary registration prior to beginning work in the campground
- Decks must be constructed of pressure treated lumber and may require a building permit from Kennebunkport
- Approved porches and screen rooms for Park Models must built by our preferred vendor.
- Decks and porches must be well- maintained and kept in good repair
- Seasonal trailers must be fully skirted within 30 days of occupancy on site with vinyl lattice work and may be white, gray or natural in color. All sites non- compliant will be issued a \$300 fine and a \$5 per day fee for non- compliance.
- All sewer connections must be hard PVC per state regulation and have a clean out for maintenance to access
- Any planting or digging must be approved by management in order to avoid any damage to underground utilities
- The installation of utilities by a customer is prohibited
- Sandy Pines assumes no liability for damage to your site including lawns, shrubs, driveways, or lighting
- Appliances or fixtures that require additional water are prohibited. This includes, but is not limited to, washers/dryers, fountains, hot tubs, and irrigation systems.

SELLING YOUR PARK MODEL

- In the event that you decide to not renew your seasonal site for your Park Model with Sandy Pines, you must remove your vehicle from the site, unless other arrangements are made, so that we may accommodate future guests with their preferred unit. Removal of units must be completed within one week of closing.
- In the event that you choose to sell your unit on site, Sandy Pines will act as the Sales Agent for the sale of your unit. Sandy Pines will be paid a flat rate of \$4500 for any on-site change of ownership. Sellers Fee must be paid prior to the new seasonal renter completing paperwork for the site rental.
- Management may deny any on site sale for any reason
- For Sale signs are not permitted on any units
- All units eligible for sale by Sandy Pines must be in very good condition-Management MUST approve all units eligible for sale
- All perspective buyers for units must be approved by Sandy Pines Management
- Please complete a "FOR SALE ON SITE" Request form for all intended on site sales.
- The office management will assist with the sales process as well as field calls regarding the sales and the site. Sandy Pines will list the site for sale on our website.

OWNER IMPROVEMENT REQUEST FORM

Name: _____ Date: _____

Resort Address: _____ Phone #: _____

The General Manager and Management must approve all exterior improvements at your Resort Site. Please provide a drawing (including lot lines and set backs of the unit) with the improvements and a brief description of what you wish to do.

Please check off any of the following items that you are planning to do to your site.

- Landscaping: Remove trees _____
- Flower gardens _____
- Planting of grass _____
- Flags/Flag poles _____

Permit from Town of Kennebunkport required _

Approved by: _____

Date: _____

Sheds: _____ (No larger than 80 square feet and of neutral color)

Extending of decks: _

Denied: _____ Reason: _

Extending of sunrooms: _

Deck Portable Screen Room: _____ (Must be on the side of the unit and of neutral color)

Any other additions or changes to the exterior of the unit or lot: _

Description:

Planting of trees _____ Mulch or

stonework _____ Lawn

Ornaments _____



SEASONAL SITE AGREEMENT

Sandy Pines Campground located at 277 Mills Rd, Kennebunkport, Maine 04046 allows

_____ (Seasonal Occupant) a site to accommodate their RV in the campground. Said site is available from May 12, 2023 through October 9, 2023 and is 100% paid in advance in accordance with the 2023 Seasonal Information and Rates and is paid by said start date. Seasonal Occupants agree not to assign or sublet said premises nor make any unauthorized alterations, nor carry any trade or business therein; to conform to reasonable rules and regulations as established by Sandy Pines Campground.

Occupant agrees to leave the site in good condition and as found on arrival upon termination of their seasonal reservation.

It is mutually understood and agreed that Sandy Pines Campground shall not be liable for personal injury or loss of life to Seasonal Occupants and/or visitors nor shall Sandy Pines be responsible for damage to Seasonal Occupant RV's, Additions, failure, power outage, wind, rain, floor, terrorist act or other casualty loss. The Seasonal Occupants will indemnify and hold Sandy Pines Campground harmless from any loss, claim or action which Sandy Pines may be subject to, with respect to such loss, claim or action including Sandy Pines' attorney fees. It is also mutually understood and agreed that said Seasonal occupants will carry a minimum of liability coverage on their RV and all belongings.

It is mutually understood that either party hereto may terminate said reservation, at any time, by giving the other party 45 days' notice, in writing, for that purpose. If said Seasonal reservation shall be terminated by the Seasonal Occupant, there will be no refund from Sandy Pines Campground. If said seasonal reservation is terminated by Sandy Pines Campground due to a violation of enclosed rules, a pro rata refund may be issued to the Seasonal occupant at the option of Sandy Pines Campground.

Legal fees incurred in the process of collecting unpaid and overdue accounts shall be paid by the Seasonal Occupant.

Sandy Pines Campground reserves the right to refuse to accept a deposit for the next season of any seasonal renters. A customer's ability to remain in the park from one season to the other is at the sole discretion of managements approval and is not open for review by a third party.

I/We have read, the rules & regulations for Sandy Pines and understand that any violations may be grounds for warnings, fines and expulsion from the park without a refund of any monies paid and any decision by the park management to have a guest vacate the park or to not renew seasonal site is final and binding.

Signed & Agreed: _____

Management, Signed & Agreed: _____

Date: _____

Site Number: _____

Address: _____

Telephones Number (s): _____

Email address: _____

RV Type: _____ Model: _____ Year: _____

Length: _____ Slide: _____

VIN #: _____

Insurance Company: _____ Expiration Date: _____

PRIMARY VEHICLE

Vehicle #1

Make: _____ Model: _____ Plate: _____ Color: _____

Vehicle #2 (on site is space allows)

Make: _____ Model: _____ Plate: _____ Color: _____

EMERGENCY CONTACT INFORMATION

Name: _____

Relationship to You: _____

Phone#: _____ Email: _____

DEPENDENT CHILDREN (age 21 and under, no seasonal sticker issued)

Name: _____ DOB: _____

Name: _____ DOB: _____

Name: _____ DOB: _____

Name: _____ DOB: _____

ADULT FAMILY MEMBERS (Immediate family members age 22 and over)

Name: _____ DOB: _____

Name: _____ DOB: _____

PETS (maximum of 2 per site)

Name: _____ Breed: _____ Age: _____ Weight: _____

Rabies Tag #: _____ Registration #: _____

Name: _____ Breed: _____ Age: _____ Weight: _____

Rabies Tag #: _____ Registration #: _____

3 SEASON ROOM/STRUCTURE ADDENDA

I (We) _____ are seasonal occupants and
renting site # _____ at Sandy Pines Campground, 277 Mills Road,
Kennebunkport, Maine 04046.

I (We) understand that if we add a 3-season room and/or any other structure to our site it is our personal property and as such will be taxable to us by the town of Kennebunkport, Maine.

In the event that we move our unit from Sandy Pines Campground, we will also be obligated to remove the 3-season room and/or any other structure associated with it at that time.

Owner

Owner

Date

WELCOME TO THE TOWN OF KENNEBUNKPORT:

If you have purchased a park model on a seasonal site or are leaving an RV unit at Sandy Pines throughout the winter, you will be responsible for paying a Personal Property Tax bill from the Town of Kennebunkport.

Personal Property Assessment: This is based on the value of the park model, including any add-ons to the park model, including sunrooms, decks, porches and sheds. NADA pricing may be used in determining the Assessed Value.

Example of a Personal Property tax bill:

\$75,000* (assessed value of park model/including add-ons) X (current tax rate) **6.00 mil rate = \$450.00 annual taxes**
assessed value will depreciate yearly

Taxes are due in 2 equal installments. September and March of each year. The tax bill will be mailed to the address provided with the campground, in August of each year. If you have any questions please contact Becky Nolette, Tax Assessor, at 207-967-1603.

BEACH PARKING INFORMATION:

Goose Rocks Beach Parking

Parking stickers are required for parking at Goose Rocks Beach beginning **Memorial Day weekend through Labor Day weekend**, between the hours of 8 a.m. and 6 p.m.

For those guests with Park Models or have left their RVs at Sandy Pines for the winter, you will be entitled to a Resident Beach Pass. Resident Beach Passes are \$5.00 each. At the time of purchase, must provide a copy of your Tax Bill and Vehicle Registration

Colony Beach Parking

No parking stickers are needed to park.

Sticker Prices are as follows:

Non-Residents:

Daily: \$25.00

Weekly: \$100.00

Seasonal: \$200.00

Beach Stickers can be purchased at the following locations:

Town Office, 6 Elm St.- 8am-4:30pm

At two Kiosks at Goose Rocks Beach,

- Goose Rocks Beach General Store -Parking Lot
- Corner of Kings Highway & Proctor Avenue

Kiosks are Credit/Debit Cards only

Please check with the Campground Office, as they may have some available for sale.

A valid vehicle registration must be presented at the time of purchase, as the plate # is written on the sticker. Also, the name on the vehicle registration must match the tax bill.

DOGS:

Registration

All registration information will be on record with the Kennebunkport Town Clerk's Office, and the local Animal Control Officer, should your pet venture off the campground unaccompanied. Having accurate information will aid in the safe return of your pet.

State Leash License

All dogs must be on a leash if:

- a. the dog fails to respond to voice commands when off the owner's premises
- b. the dog is being walked on roads or sidewalks of Kennebunkport
- c. an Animal Control or law enforcement Officer has ordered the dog to be leashed

Beaches

The following restrictions apply to beaches in the Town of Kennebunkport: *Goose Rocks Beach*, *Colony Beach*, and *Cleaves Cove*.

- a. Dogs must remain leashed to any of the beaches listed above if directed by an Animal Control officer or a law enforcement officer.
- b. The West End Plover Protection Area at Goose Rocks Beach ("WEPPA"), which begins at Norwood Avenue and continues westerly to the Batson River, is designated a Limited Dog Access Area.
- c. Pet waste must be disposed of immediately in appropriate litter receptacle.

For specific information regarding dogs on the beaches, please visit:

https://www.kennebunkportme.gov/sites/g/files/vyhlf3306/f/uploads/2021_beach_brochure.pdf