

# SANDY PINES

CAMPGROUND  
KENNEBUNKPORT, ME

## WELCOME TO SANDY PINES CAMPGROUND!

We are looking forward to a wonderful season ahead! Thank you so much for spending your summer with us at Sandy Pines!

We strive to provide a fun, safe, and beautiful environment for all to enjoy and connect with nature. 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, and we would be more than happy to assist.

Happy Camping!

Sincerely,  
The Team at Sandy Pines

## GENERAL INFORMATION

Seasonal Rate Structure for single sites will begin at \$8,200 plus 9% Maine state lodging tax

- Seasonal site delineation is based on numerous factors including site size, location and utilities. This is non-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.

## DEPOSITS & PAYMENT SCHEDULES

- To ensure your seasonal rental site for the next year, a non-refundable deposit of \$1,500 must be received by November 1, 2025.
- If we do not receive your deposit and signed agreement by November 1, 2025, your site will be released and become available for booking by other guests.
- Deposits should be sent to:

Sandy Pines Campground  
2 Livewell Drive, Suite 201  
Kennebunk, Maine 04043

- This deposit will be applied to your first installment due on January 1st, 2026 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, 2026.
- 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 8 - OCTOBER 12, 2026

- No vehicular access or overnight stays from 10/14/2025 until 5/8/2026
- Security gates are operational May 8 - October 12. A gate key is required for access.
- Seasonal sites shall be issued two gate passes. Lost gate passes shall incur a \$50 replacement fee.
- Incoming Units must be 10 years old or newer (2016). \*\*Some exceptions may be made\*\*
- A minimum Liability Insurance of not less than \$100,000 per occurrence and a \$300,000 combined single limit

Note: Gate passes will not be issued until the balance is paid in full, a seasonal site agreement is completed and signed.



## **RULES FOR CONDUCT ARE STRICTLY ENFORCED AND VIOLATIONS MAY RESULT IN SEASONAL RESERVATION CANCELLATION OR EVICTION**

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 Management. Management reserves the right to alter or add to these Rules and Regulations.

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 Campground.
- Be deemed necessary by 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 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 Management. If 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.

Campground management must notify the seasonal renter in writing of the rule(s) which has been broken. Non-compliance will lead to a \$75 fine being levied per occurrence.

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 made and the time frame.

Management reserves the right to evict seasonal residents for non-compliance at its own discretion

### **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 (over 10 people) on seasonal sites with outside visitors
- The Campground is private property and reserves the right to select clientele and visitors
- Firearms, fireworks, F-class shooters, slingshots, drones and bb guns are strictly prohibited. Camp knives and similar tools may be used only at your personal campsite. They are not permitted in any public or shared spaces, including playgrounds and recreation areas. For safety, an adult age 18 or older must be in possession of any camp knife and must directly supervise any use by minors.
- No site owner or occupant shall create a nuisance or interfere with the enjoyment of others of the Campground



- Alcoholic beverages are to be consumed on private sites only. Public consumption is not permitted unless at campground 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 or violations of conduct to Management

## **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 (3) three pets, of a normal household variety, are allowed per site
- Dogs and / or other pets 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 waste material must 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**

- Hours are subject to change throughout the season as the pool opens 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 are required and only the allowable type of diaper in the pool
- No glass is allowed in the pool area
- No smoking at or around the pool
- Pool rules are strictly enforced

## 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
- No flammable or harmful liquids are allowed on site
- Campfires are permitted at Sandy Pines when conditions allow. All fires are subject to regulations set by the Town of Kennebunkport and may be restricted during periods of dry or high-risk conditions.
  - In the event that the Town of Kennebunkport issues a no-fire order, all campfires at Sandy Pines must be fully extinguished and are not permitted until the restriction is officially lifted by the town. Any fire restrictions, updates, or lifts will be communicated promptly to seasonal guests by the Sandy Pines team.
- Campfires must be attended at all times and be extinguished by 11pm
- Out of state wood is prohibited
- 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 a 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. 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
- 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
- Do not throw garbage in the bath house containers

## 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 their motorcycle in the Campground or anywhere else except from Mills Road directly to their site via the most direct route
- Only owners will be allowed to drive their motorcycle to and from their site via Mills Road gate
- 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
- 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
- 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
- Parents are responsible for advising their children and visitors of our bicycle policies
- Safe bicycle riding is expected

## **E-BIKES**

- eBikes are only permitted to be used for travel from site to destination, they are not to be used for recreational enjoyment around the property
- All speed signs and regulations must be followed while using e-bikes on the grounds. This includes stopping at intersections and stop signs regardless of location on the grounds. Additionally, all e-bike use must end at sunset as per our bicycle policy.

## **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 must establish an account with Central Maine Power.

### Propane

Eastern Propane is the propane provider for Sandy Pines Campground. Tanks greater than 60 gallons are not permitted.

### Cable & Internet

Hospitality grade Wi-Fi is included in the seasonal sites. Hospitality grade Wi-Fi is not intended for work purposes. Seasonals residents 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 property tax. Property tax is assessed on your unit along with any sheds, decks or 3-season rooms. New seasonal RV tenants 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 on Page 9, 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 overuse 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 areas.
- Sites should be clean and well-maintained at all times, including lawns and weeds control
- No stump grinding, 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 7 days after the holiday.



## 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 20th and is prohibited during Memorial Day Weekend. Construction 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 be built by Management's preferred vendor(s)
- 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 seasonal sites, 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, there will be a \$2,000 fee paid to Sandy Pines. The fee will cover the marketing, off-season access and the ability to transfer your site to a new owner (pending the new owner's approval by the campground). Sellers would provide pictures of the model, any details pertaining to what is included and the selling price. Management will have marketing create a sell sheet and post on the website with seller's approval
- Management may deny any on site sale for any reason
- For Sale signs are not permitted on any units
- All units eligible for sale in Sandy Pines must be in very good condition and Management MUST approve all units eligible for sale
- All perspective buyers for units must be approved by Sandy Pines Management

## 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** \_\_\_\_\_  
**Planting of trees** \_\_\_\_\_  
**Mulch** \_\_\_\_\_  
**Stonework** \_\_\_\_\_

**Sheds** (no larger than 80 square feet and of neutral color)  
\_\_\_\_\_

**Extending of decks:**  
\_\_\_\_\_

**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:**  
\_\_\_\_\_

**Permit from Town of Kennebunkport required**  
\_\_\_\_\_

**Approved by**  
\_\_\_\_\_

**Denied?** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Reason:** \_\_\_\_\_



## 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 8, 2026, through October 12, 2026, and is 100% paid in advance in accordance with the 2026 Seasonal Information and Rates and is paid by listed 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 or Park Models, 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 up to 30 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 Management approval and is not open for review by a third party.

I/We have read, the Rules & Regulations for Sandy Pines Campground and understand that any violations may be grounds for warnings, fines, and expulsion from the Campground without a refund of any monies paid and any decision by the park management to have a guest vacate the Campground 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

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 3 per site)

Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Age: \_\_\_\_\_ Weight: \_\_\_\_\_

Rabies Tag #: \_\_\_\_\_ Registration #: \_\_\_\_\_

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.**

**In the event I / 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.**

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Owner

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Owner

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Date

# WELCOME TO THE TOWN OF KENNEBUNKPORT!

## PROPERTY TAXES

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.

For up-to-date information pertaining to the Town of Kennebunkport's property tax process and procedures, please visit:

[https://www.kennebunkportme.gov/departments/property\\_tax\\_and\\_registration\\_office/index.php](https://www.kennebunkportme.gov/departments/property_tax_and_registration_office/index.php) or inquire with the Kennebunkport Town Office.

## PARKING

For specific information regarding town and beach parking, please visit:  
<https://www.kennebunkportme.gov/community/parking.php>

## DOGS IN KENNEBUNKPORT

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

[https://www.kennebunkportme.gov/government/boards\\_and\\_committees/beach\\_advisory\\_committee/dog\\_rules\\_for\\_goose\\_rocks\\_beach.php](https://www.kennebunkportme.gov/government/boards_and_committees/beach_advisory_committee/dog_rules_for_goose_rocks_beach.php)