



1 Robinson Way
Kennebunk, ME 04043
(207) 985-7576

Resort Guidelines

The following guidelines are designed to make your stay at the resort as pleasant and enjoyable as possible. They have been designed to preserve nature at its best, protect the property, its guests, and conform to certain state and local requirements. It is our hope that by following these guidelines, the resort can be a more pleasant, beautiful, and desirable place to stay.

I. Resort

- A. **Quiet Hours:** 11:00 pm. to 7:00 am. This is a family-oriented resort. Please show courtesy to all our guests, as noise from a site can create a disturbance or interfere with other guests' enjoyment.
- B. **Key Fobs:** Key Fobs will be issued at the time of check-in. Key Fobs must be returned to the office at the time of checkout. If not returned, a fee of \$20 will be charged. Registered guests may not use key fobs to allow unauthorized vehicles or guests into the park at any time. Such action would be subject to your removal from the resort.
- C. **Speed limit:** The speed limit is 5 mph throughout the resort.
- D. **Photos:** Entrance into or onto the resort and surrounding property constitutes permission/consent for the management of the resort to use any pictures, films, or videos of you, your relatives, or your guests for any lawful purpose without compensation.
- E. **Amenities/Activities:** These are anticipated to be available and scheduled, but not guaranteed throughout the season. In the event of unforeseen circumstances, they may need to be revised or canceled with no refund, as they have no cash value.
- F. **Laundry:** The resort has three laundry rooms located by the store, at the bathhouse near site A55, and at the bathhouse near site A186. They are open 24 hours a day, 7 days a week.
- G. **Pavilion:** Use of the pavilion for private gatherings must be arranged with the resort manager in advance. A maximum of 20 guests is allowed. All guests must be prepaid and pre-registered. Guests and their visitors are required to obey all resort guidelines. The fee for usage is \$250, and a security deposit of \$250 is required. Guests are responsible for their own clean-up when using the pavilion.
- H. **Bathhouses:** Please be considerate of others when using the showers and bathrooms. Do not lock or block doors or windows. Kindly clean up after yourself and report any maintenance needs to staff.

II. Sites

- A. **Use:** Guest(s) may use one RV site for one recreational vehicle. Additionally, they may have two passenger automobiles. Please do not park your vehicle(s) on an empty site or on the grass. Additional parking is located throughout the resort.
 - 1. **Number of People:** 2 adults and their children, 18 and under, are allowed. Maximum occupancy per site is 10, including visitors.
 - 2. **Visitors:**
 - a) Guests may have visitors. All visitors must be pre-registered and pre-pay

the current guest fee at the office prior to entry. Anyone allowing access to the resort without preregistering could result in the termination of your stay. Check-in is not permitted after 8:00 pm.

- b) Visitors are not allowed to bring pets into the resort.
 - c) Guest(s) hereby acknowledge and agree that if their visitors fail to comply or violate any terms or conditions of the resort guidelines, the guest will be held liable and assume responsibility for all actions of their visitors. The manager reserves the right to terminate this reservation and request the guest(s) to leave the resort immediately. Additionally, the manager, at their sole discretion, may also terminate the guest's agreement and request they leave the resort immediately.
3. **Children:** All children must be at their site by dusk. Children must be with an adult/guardian or within their eyesight at all times. Parents or legal guardians are responsible for the whereabouts, actions, and safety of their children at all times. No one under the age of 16 years of age shall be left unsupervised.
4. **Pets:** Pets are welcome in the resort provided that they are kept quiet and on a leash, and the guidelines below are followed:
- a) Retractable leashes may not extend more than 6 feet.
 - b) All pets must wear a collar and a tag identifying the owner with a phone number.
 - c) Please do not tie your pet(s) outside or leave them unattended.
 - d) Owners are responsible for cleaning up after their pets at all times.
 - e) Pets are not allowed in resort-owned buildings, amenities, and bathhouses.
 - f) All pets must be vaccinated.
 - g) We have no breed restrictions, but any dog showing aggressive behavior must be removed from the resort.
 - h) Pet owner agrees to carry insurance and to indemnify the resort for any injury or damage caused by the pet.
 - i) There is a dog park available for our guests, along with bags and garbage for dog waste. In our Dog Park, pets still must be picked up after and can be off their leash inside the fence.
- B. Usage:** The usage of each site and of the resort is restricted to camping purposes only. Guest(s) may not claim the resort as their primary residence, temporarily or otherwise. All persons and guests must maintain a primary residence elsewhere. Private or commercial enterprises, trade, religious, educational, or other similar enterprises may not be conducted at the resort. Porch, lawn, yard, or similar sales may not be conducted.
- C. For Sale Signs:** One For Sale sign will be allowed on or inside one window of the RV, not to exceed 18" by 24" in size. No other For Sale sign will be allowed on the site, within the resort, or in/on your RV.
- D. Access:** Do not cut across sites, play loud music, or do anything to disturb the peaceful enjoyment of all the other guests. Drones are not allowed on the resort property. Be considerate and respectful of your neighbor's privacy and property at all times.
- E. Campfires:** All campfires must be fully extinguished and cooled with water before

retiring for sleep or leaving your site. Campfires may be made only in approved campfire pits or rings. For your own safety, please do not use gasoline or other flammable liquids in the area of campfires. Fire pits are to be kept cleaned out and must be a minimum of 10 feet from your site lines, an RV, or other structures. If using charcoal grills, put ashes in the fire ring and NOT on the ground. No burning leaves or garbage of any kind. We reserve the right to monitor the size of your campfire. Fires should not be higher than 18 inches and can not be left unattended at any time.

1. **Firewood** may not be brought into the resort by the guests. Bundles must be purchased from the resort, and bulk deliveries must come from the resort-approved vendor. Firewood is to be stacked in a neat and orderly manner. Cutting of shrubs or trees is not permitted. Please feel free to gather deadfalls to use as kindling for your fires.

F. Not Permitted: All guests must preserve and protect the wooded area around their site. No destruction of wildlife, trees, or other growth is permitted. Also not permitted, which may harm the natural beauty of the resort, is painting on rocks or resort property, climbing, constructing swings, wrapping rope or wire, tying or leaning anything to or against trees. Additionally, no driving nails or screws, transplanting trees or shrubs, or cutting or picking vegetation.

III. Pool

- A. The pool hours are as posted.
- B. Children under 16 must be accompanied by an adult at all times.
- C. Accepted ratio of supervision is 1 person 18 years of age or older per 2 children under the age of 16 (unless your own). If you bring children to the pool, please remain with them, as children should never be left unattended.
- D. No Running, Diving, or Excessive Horseplay.
- E. Only swimsuits may be worn; no cutoffs or street clothes are allowed.
- F. Any child not potty-trained must wear a swim diaper, not a regular diaper.
- G. Absolutely no alcohol, smoking, or vaping of any kind, glass containers, or eating food is permitted in the pool area. Non-alcoholic beverages and food are permitted in designated areas only.
- H. Please keep the music down to a reasonable level out of respect for others. If you have songs that may make others feel uncomfortable or are inappropriate to play around children, use private listening devices.
- I. No lifeguard on duty, so swim at your own risk. Please follow all posted rules.
- J. No trespassing in the pool area when closed.

IV. Conduct/Behavior

- A. **Alcohol:** The open consumption of alcoholic beverages is discouraged in the family areas of the resort. Where permitted, alcoholic beverages must be kept in a concealed container or in a koozie. Under no circumstances will minors be served or allowed to consume alcoholic beverages at the resort as determined by state and local law.
- B. **Smoking:** Smoking or vaping of any kind is not permitted in any resort-owned buildings, amenities, common areas, or bathhouses. Please be considerate of your neighbors even when smoking at your own site. Smoking material must be extinguished in an appropriate fire container, not on the ground.

C. Behavior: No illegal, destructive, threatening, abusive, or offensive activities/behaviors shall be conducted at any site or location, nor shall anything be done within the resort that is or could become an unreasonable annoyance or nuisance. Examples of objectionable behavior include, but are not limited to, the following:

1. Loud Noises, whether mechanical, musical, or vocal
2. Use of foul or indecent language or behavior
3. Causing damage to the property of the resort or another guest's property
4. Drunken, disorderly conduct
5. Failing to follow the guidelines
6. Failing to follow the directions of the resort management or staff
7. Any behavior that results in the police being called

Violation of these or any other guidelines can result in eviction and removal from the property with no refund.

D. To ensure the privacy and safety of all visitors, commercial photography, drone usage, and the targeted photographing or video/audio recording of other guests without their explicit consent is strictly prohibited. Violation of this policy is grounds for immediate eviction without refund.

E. Firearms: The use, display, and possession of firearms, air arms, paintball guns, fireworks, explosives, weapons, and illegal drugs or substances are strictly prohibited. Violation of this rule will result in immediate eviction.

V. **Vehicles**

A. Bicycles: For the safety of both riders and pedestrians, bicycles are not to be ridden in any resort-owned buildings, amenities, or bathhouses, or in the resort after dark. Electric bikes and scooters are not allowed in the resort.

B. Motorcycles: Guests who use a motorcycle as a means of transportation to and from the resort may drive it directly to and from the site. Extreme care should be taken to avoid disturbing others by causing excess noise or driving in an unsafe manner: no joy rides.

C. Other vehicles:

1. Only factory-built golf carts are allowed and must be registered with the office. (See Golf Cart Agreement for guidelines.)
 - a) Golf carts that are not registered will not be allowed in the resort. Carts are subject to inspection. All new carts must be electric.
2. Boat and utility trailers are not allowed to be stored on your site or anywhere in the resort. Non-camping trailers can be brought in temporarily but must be removed within 48 hours. Do not block roadways with trailers or park on sites while connected to a tow vehicle
3. Cars/Toys for Kids may be used on your site or in a designated common area. They may not be driven on any road at any time for any reason. If found driving on the roads, they will be banned from the resort.
4. No custom-built golf carts, dune buggies, ATVs, dirt bikes, or other similar motorized vehicles are permitted to be driven in the resort. All motorbikes, motor scooters, or any sound-producing registered vehicles used for transportation shall be used only when you enter and leave the resort.

- D. Electric Vehicle Charging:** Electric vehicle charging is not permitted in our park. The park's infrastructure was not built to accommodate EVs, so the electrical system is not designed to support the full charging load. Guests will be held responsible for any damage caused by charging an electric vehicle.
- E. Deliveries:** Permission must be obtained from the management for any delivery trucks or other commercial vehicles to make deliveries to your site. Anyone allowing access to the resort without permission could result in the termination of your stay. If packages are sent to the resort, it is at your own risk. Management is not responsible for the receipt or delivery of the package. **The resort does not accept incoming mail for guests.** Guests should meet food delivery drivers at the front entrance.

VI. Utilities and Other Services

- A. Electricity:** The site will be supplied with one electric meter by the Resort. The meter shall remain at all times the property of the Resort. The resort is responsible for the maintenance of the electric lines to the meters and pedestals located on each site. The resort is not responsible for lightning or power surge damage to the guest(s) appliances.
- B. Water:** Water is provided by the Resort through its own well and pressure system. It is to be used for drinking and household use only (no car washing). There shall be no washing of dishes or utensils in restrooms or water fountains. Water service will be discontinued during the off-season.
- C. Refuse Disposal:** Garbage shall be at all times placed in plastic garbage bags and disposed of in the appropriate recycling and garbage dumpsters and not on top of dumpsters. Large items such as furniture, mattresses, grills, etc., may not be disposed of at the resort and must be removed from the property by the guest(s).
- D. Sewage Treatment:** Sewage treatment is provided by an on-site sewer system(s). The guest(s) are responsible for the maintenance of the water and sewer connections from the resort riser to the recreational vehicle, where applicable. Please be sure that you have a tight seal. Do not dispose of baby wipes, flushable wipes, diapers, feminine hygiene products, any form of tobacco, chemicals, garbage, condoms, coffee grounds, grease, oil, or anything else that will not dissolve or is non-biodegradable through the toilets, sinks, or drains into the septic system.

VII. Miscellaneous: All guests have access to the Mousam River during daylight hours only. Canoes, kayaks, paddleboards, and boats may be kept onshore in the designated area. All watercraft must be marked with your site number. These are your responsibility, and the management assumes no responsibility for theft or damage. Anyone using any type of watercraft on the river is required to have a personal flotation device on board for each person. Anyone ages 16 or younger must wear a flotation device at all times when on any watercraft. Fishing is permitted, and licenses can be acquired at the Kennebunk Town Hall. Swimming is not allowed. The area near the river is closed at dusk.

VIII. Liability: All Guest(s) agree to hold harmless, indemnify, and defend the Owner and Owner's management for any bodily or other personal injuries to any guest as well as for any property damage sustained on the site or resort, including but not limited to natural causes (ie. tree or limbs falling) nor for spoilage of refrigerator/freezer food due to loss of electricity. The guest(s) shall further indemnify, hold harmless and defend the Owner and Owner's management personnel from any and all losses, damage, expense, including reasonable attorney's fees, arising

out of any claim asserted by any person for loss, damage, or injury to such person caused by any act, fault, neglect or omission of any guest(s) at the site or in the resort. The Owner and Owner's management are not responsible for lost, stolen, or damaged articles of any guest(s) under any circumstances. Guest(s) are advised to maintain their own liability, health, and property insurance covering all of their risks at the resort.

- IX. Insurance:** All guest(s) must provide for their own property insurance covering personal belongings. The resort's insurance does not cover incidents occurring on the site or involving personal property belonging to guests.
- X. Emergency:** In case of an emergency which includes but is not limited to: acts of God, fire, flood, natural disaster, strikes, war or threat of war, acts or threats of terrorism, civil disorder, unauthorized strikes, governmental regulation, or advisory, disease outbreaks, epidemics, pandemics, or other similar occurrences beyond the owner's control, the management reserves the right to close any part or all of the resort. As soon as the emergency is remedied, it will be reopened. The resort is not responsible for fire, theft, or damage to equipment, cars, or other personal property. The management reserves the right to go on any site for the preservation or repair of utility or natural resource and to remove any equipment, etc., for that purpose, replacing the same as nearly as possible to its prior location, and to temporarily disconnect any utilities to perform this duty. The management reserves the right to remove any tree or other object from the site for safety, health, or beautification reasons.
- XI. Activities Waiver - Acknowledgement and Acceptance of Risk:** In consideration of the resort furnishing services and/or equipment to enable all guests to participate in any resort activities, all guests agree as follows: All guests voluntarily choose to engage in activities in and around the grounds and waters of the resort. Certain risks are inherent in any recreational activity and cannot be eliminated, altered, or controlled, and these risks that contribute to the unique character of the outdoor activities can also be the cause of injury, illness, death, and damage. All guests know and fully understand that outdoor activities, such as swimming, outdoor/indoor activities and games, and sports, whether on a canoe, paddleboard, kayak, or any other vessel, are outdoor adventure activities in a wilderness environment or locations with activities with inherent risks and hazards where serious accidents can occur, participants can die, sustain injuries, and property damage can occur. All guests acknowledge and willingly assume all risks and hazards for all resort activities. Guests understand that they can not make a claim, sue, or expect the resort owner's officers, agents, employees, associates, or its beneficiaries to be legally responsible or pay for any damage or injuries. The guest understands and acknowledges that the above list is not complete or exhaustive and that other risks, known or unknown, anticipated or unanticipated, may also exist and result in injury, illness, disease, death, or damage. Participation in any activity is purely voluntary, and to do so is at your own risk at all times while at the resort.
- XII. Enforceability:** Should any portion of a provision of these guidelines be determined invalid or unenforceable under the laws of this state, such determination shall not affect the validity or enforceability of the remaining provisions herein.