



45 Crooked River Campground • Casco, ME 04015 • 207-655-5383 2022

2022 Seasonal rental agreement

Site #: \_\_\_\_\_ Renter / Occupant Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Children under 21:**

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Name: \_\_\_\_\_ Age: \_\_\_\_\_

**Pet(s):**

Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Rabies Vaccine #: \_\_\_\_\_

Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Rabies Vaccine #: \_\_\_\_\_

**Vehicles (include boat trailer):**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ State: \_\_\_\_\_ Plate #: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ State: \_\_\_\_\_ Plate #: \_\_\_\_\_

**RV Specs:**

Style: \_\_\_\_\_ Length: \_\_\_\_\_ Year: \_\_\_\_\_ Plate #: \_\_\_\_\_

**Camping Season:** The camping season begins May 15<sup>th</sup> and ends October 10<sup>th</sup>

**Seasonal Rent Cost:** The full, up-front seasonal rent cost is \$3,800.00 + 9% tax payable in advance by check by September 15<sup>th</sup>, 2021 *or* scheduled payments through Square by a credit card on file, with a 3.5% transaction fee and 15 cent auto tip Square charge per card transaction added. *If not paid in full by May 1<sup>st</sup>, 2022, we reserve the right to keep \$500 for the cost of winter storage.*

**Deposits:** If not paying in full up-front, a non-refundable deposit of \$1,500.00 is due on September 15th; balance divided into 8 monthly payments from September 15<sup>th</sup> to April 15<sup>th</sup>. Balance is due no later than May 1st. *If not paid in full by May 1<sup>st</sup>, 2022, we reserve the right to keep \$500 for the cost of winter storage.*

**Each site includes:** Full *water, sewer and electric hook-ups* • Free Wi-Fi • Fire Ring • Picnic Table

**Seasonal Boat Slip:** Seasonal boat slips must be reserved before the start of the season and paid by opening day (May 15<sup>th</sup>). The cost for a seasonal boat slip is \$710.00.

**Seasonal boat storage:** Seasonal boat storage is \$310.00 per season, and located in designated storage lot/area. Boats are not to be kept on campsites unless given permission, and we will ask that they either be moved into storage or off-grounds if we see them on site for a sustained period of time.

**Subleasing:** Subleasing your site is not permissible.

**Prohibited:** The following equipment is not allowed in our campground: *Mini-bikes, mopeds, all-terrain vehicles, drones, go-karts of any size, skateboards, rollerblades, and children's motorized vehicles.* The campground management reserves the right to deny use of any vehicle it deems to be unsafe, excessively noisy, or bothersome to other campers. **FIREWORKS, FIREARMS, OTHER WEAPONS, AND ILLEGAL SUBSTANCES ARE PROHIBITED ON CAMPGROUND PROPERTY.**

**Ejections:** If you are ejected from the park, it is effective immediately and permanently. Your property will have to be removed by others at your expense. Grounds for ejection include, but are not limited to: *multiple rule violations, refusal or failure to pay forward unpaid dues by their due date, disrespect towards or lying to owners.* Upon ejection, your contract will be null and void, and you will not be entitled to a refund of the money you've paid for the season. We reserve the right to terminate your contract / lease.

**Personal property tax:** Yearly seasonal campers are responsible for the town of Casco personal property tax on unregistered units. Site rent renewals will not be allowed if PPT tax is not current. Please be sure to contact the assessor's office at 207-627-4515 (extension 202) or [assessors@cascomaine.org](mailto:assessors@cascomaine.org) to get this squared away or if you have any further questions.

**Snow Removal:** Crooked River Campground is not responsible for snow or snow removal. We recommend you monitor the snow fall and clean your camper based on manufactures recommendation. If we notice any problems we will notify you, however during winter months we are not on the grounds full time. If you plan to check on your camper during winter months, please notify us so that we know who is on the grounds.

**Trash:** The dumpster is for household type trash only. **DO NOT** throw away *grills, camper covers, boat covers, lawn chairs, metal, etc.* All cardboard boxes must be broken down.

**Pets:** Pets must be leashed at all times, it is the owner's responsibility to clean up waste after their pet, this includes in front of the park by the road. All pets must be registered and have current copies of rabies certificates on file at the office. Pets are not to be left unattended at any time. If pets are a nuisance to other guests, owners will be asked to remove them from the park. Any animal that demonstrates aggressive behavior to persons or other pets will be required to leave the park immediately.

**Quiet hours:** Reasonable quiet time is expected from 10:00 PM to 8:00 AM

**Swimming pool:** The pool opens at 9:30 AM and closes at dusk. There is NO lifeguard on duty. Please swim at your own risk. If you are injured while breaking any of the rules, our insurance policy will not cover you. Pets are not allowed in the pool area.

**RVs / Campers:** Any new seasonal camper must be a 2012 or newer. No camper older than 2012 will be considered for a site.

**Selling of RVs:** If you are planning on selling your RV, please notify us in advance. We do not permit "FOR SALE" signs. Please note selling an RV on site will not equate to site transfer/ transfer of a lease as those on the seasonal waitlist will get priority in obtaining the effectively vacant site. The previous owner's / owners' lease is null and void following the sale of their RV, and the RV must be taken off site once sold or will be moved off of the property to be picked up by the new owner at the discretion of Adam / Brian. We reserve the right to terminate your contract / lease and keep your deposit and you are not entitled to any refund.

**Trees / Limbs:** Please DO NOT cut, nail, strap or damage any trees, limbs or vegetation on the park grounds. If you would like a tree or limb removed, please let Adam or Brian know.

**Smoking and Marijuana Usage:** For the comfort of all our customers, we do not permit smoking of any kind (cigarettes, e-cigarettes, marijuana) inside the pool, bathhouse, laundry room, beach, and we discourage it inside the pavilion - though it is allowed outside. We ask that you be courteous of others when smoking elsewhere on our grounds, and PLEASE do not discard cigarette butts on the ground. Marijuana use is now allowed in the campground, contained to the user's / users' respective site as it is now legal in Maine and many other states; however, in the interests of maintaining a family atmosphere, marijuana must only be used in a controlled fashion at campers' own discretion.

**Golf Carts Golf:** Carts are permitted for use by licensed drivers only. Any unlicensed driver may only operate a golf cart if they are accompanied by an adult, will be assessed a \$5.00 charge to their customer account for a first offense, \$10.00 for a second offense, and *will no longer be permitted to have a golf cart on-site after a third offense*. Please do not operate carts after dusk without proper head lights. All carts must be insured. Please provide a certificate of insurance naming Crooked River Campground as additionally insured. Golf carts are not allowed beyond the sign at the river. Slip renter may load and unload and then park in a non-obstructing area (away from tent sites).

**Grass / Site maintenance:** Cutting of grass in front of the sites is maintained by the management to a degree of acceptable distance (10 feet); however, campers are responsible for cutting and weed wacking the immediate area (the 10 feet not covered) around their trailers. To maintain a campground appearance, only camp related items are permitted on the site. If our staff has to maintain or clean the site, there will be a fee of \$25.00.

**Grey Water State:** Law prohibits the discharge of grey water (sink/shower) or black water (sewage) per order Board of Health.

**Site Appearance:** Guests must maintain a clean site free of clothes lines or visible trash, and only green tarps are allowed.

**Electronic Gate System:** Sebago's Crooked River Campground is a secure community that offers an operative electronic gate system as a means of entry, exit, and for the security of our valued seasonals. The system to enter the campground is powered by a sensor that is activated by your gate card. Once the gate is lifted, it remains open until your vehicle has passed through. Only one car/truck, one car/truck towing a trailer / pop-up / 5th wheel, or one motorcycle can pass through the gate at one time. Only one vehicle is allowed to pass through at a time and if you pass more than one vehicle of any type through the gate at one time, you are putting yourself, the other party, and the vehicle(s) at risk of being harmed. *Sebago's Crooked River Campground is not responsible for any harm or damage caused by the electronic gate system to your person or party from the result of misuse AND if we are able to discern who is responsible for damage on camera, proof will be provided and the vehicle operator will be responsible to pay for reparations.*

**Gate Access Cards:** Gate access cards are required for convenient, assistance-free entry and require a \$60 refundable security deposit per card which will be returned if they are surrendered following the end of the season, or forfeited if the card is lost. Cards will be deactivated following each seasonal departure at the end of the camping season (Oct. 15th), though we encourage all guests to hold on to their cards over the off-season if they are returning so that they do not have to provide a security deposit at the beginning of next season.

**Gate Security:** In conjunction with myQ Business, the system's electronic touch screen is video-monitored 24 hours, 7 days a week for security and liability purposes, and all recorded entries are reviewed following the end of each day. *If campers are found to have violated any rules on video such as using vendor codes, giving guests entry access by letting them in with key cards, or providing guests with key cards for their own access, a fine will be assessed to their customer account to reflect the guest charges evaded and they will be ejected following any further violation.*

**Guest Rules:** All guests must check in at the office window, or must call and check in using the gate system key pad (must call "Adam's Cell"). For security, liability, and insurance purposes, we require all guests to fill out a liability waiver before entry, we must be provided with the site number and / or last name of who they are visiting, and they will then be given a pass to display in their vehicle. All visitors' vehicles are to be parked on the site they are visiting, with passes displayed. A guest may not enter until having paid the entry cost and if they do not wish to pay, they will be asked to turn around and leave. *Campers ARE NOT permitted to grant access to guests using their gate cards and will face immediate action if they are recorded as doing so (see Gate Security, above).* Any vehicle found on campground property without a pass, or any guest who enters without having checked in at the front office will be in violation of the rules and will be asked to leave. All day visitors must be off the grounds by 8:00 PM, while overnight visitors must be off the grounds by 11:00 AM the following day - or, may check in again and pay the fee for that day. *Visitors also cannot bring dogs.*

**NOTICE:** Seasonal campers may no longer grant any guest access and request a guest charge toward their account as guests must now pay before entering the campground.

**Guest Rates:** Our rates are based on a family of two adults and their *unmarried* children under the age of 21. All others are considered guests. Price of entry (5 minutes or 5 hours, same price) may be paid by cash / card and is as follows:

Day rate (ages 5 and up): \$6.00 per person

Overnight rate (ages 5 and up): \$11.00 per person

\*Seniors are no longer free of charge and must pay accordingly\*

**Parties / Events:** The recreational hall is available to seasonal campers who would like to hold a small party or event on days when there is not a scheduled event. Parking is limited. Please contact the office for details or to secure a date.

**Decks / Sheds:** In ordinance with the town of Casco, sites located in the river buffer area (13, 14, 15, 16, 18, 19 and 20) are NOT permitted to have a deck and or shed. These sites can have crushed stone patios, please discuss your intentions with management before stone delivery. Sites not mentioned above shall not exceed a deck size greater than the square foot area of the camper. Manufactured sheds are permitted up to 8'x10' in size and placed to the back of the trailer once approved by management. Decks and sheds require a building permit by the town of Casco code enforcement office.

**Electric Meters / Monthly Charges:** Seasonal sites will have their meters read on the 15th of each month of the camping season. Invoices will be available at the office by the 17th of each month and payment is due by the 15th of the following month. If the balance due is not paid after 30 days, we maintain the ability and rights

to restrict access to the property and will therefore deactivate your key cards. CMP's monthly cents per watt charge is set to increase in July 2022 and charges will reflect this accordingly.

**Firewood:** Large quantities of firewood are to be stored behind trailers and deliveries of wood can only be made if Adam or Brian is made aware of the intent beforehand - if not, the deliverer will not be granted access and therefor will not be able to make a delivery. You may not cut or trim trees on your site. Please purchase locally. Maine prohibits bringing wood in from other states, which can carry harmful insects and diseases.

**Docks:** Docks are provided for slip renters. Campers not associated with a dock renter are prohibited from docks. FISHING IS NOT PERMITTED FROM THE DOCKS. Seasonal Sites Seasonal sites are not rented to any person under the age of 21, nor are sites to be occupied without an adult (over the age of 21) present.

**Important Reminder:** In the event of an outstanding balance past May 1<sup>st</sup>, *the rental agreement / site lease will be terminated, all property removed at the owner's / owners' expense, a site cleanup fee will be charged at our discretion, and your site will be made available to another renter.* Sebago's Crooked River Campground will not be responsible for any property / trailers left behind and will remove them off the campsite immediately. Those who sign this contract therefore accept their camping privileges with the understanding that he or she does hereby release the Campground, its officers, and employees of ALL liability for loss or damage to property and injury to his / her use of its facilities, and agrees to indemnify the Campground, its officers and employees, against claims resulting from loss or damage to property, or injury to the person of any member of the family or guests of the registered camper arising out of use of its facilities.

If you have any questions regarding billing or payments please contact Adam or Brian using the info below

Brian: 508-662-0244 • camp@crookedrivercamping.com

Adam: 603-553-9056 • camp@crookedrivercamping.com

I hereby acknowledge that I have read and agree to the terms and conditions of the 2022 Seasonal site rental agreement for Crooked River Campground.

Renter/Occupant: \_\_\_\_\_ Site #: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature



### Credit Card Authorization Form

Please complete all fields. You may cancel this authorization at any time by contacting us. This authorization will remain in effect until cancelled.

Credit Card Information
Card Type: <input type="checkbox"/> MasterCard <input type="checkbox"/> VISA <input type="checkbox"/> Discover <input type="checkbox"/> AMEX <input type="checkbox"/> Other _____
Cardholder Name (as shown on card): _____
Card Number: _____
Expiration Date (mm/yy): _____
Cardholder ZIP Code (from credit card billing address): _____

I, \_\_\_\_\_, authorize \_\_\_\_\_ to charge my credit card above for agreed upon purchases. I understand that my information will be saved to file for future transactions on my account.

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date