



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

2026 Seasonal rental agreement

Site #: _____ Renter / Occupant Name(s): _____

Address: _____ City: _____ State: _____

Zip: _____ Phone: _____ Email: _____

Children under the age of 21:

Name: _____ Age: _____ Name: _____ Age: _____

Name: _____ Age: _____ Name: _____ Age: _____

Pet(s):

Name: _____ Breed: _____ Rabies Vaccine #: _____

Name: _____ Breed: _____ Rabies Vaccine #: _____

Vehicles (include boat trailer if applicable):

Make: _____ Model: _____ State: _____ Plate #: _____

Make: _____ Model: _____ State: _____ Plate #: _____

RV Specs:

Style: _____ Length: _____ Year: _____ Plate #: _____

Deposits: If not paying in full up-front, a non-refundable deposit of \$1,862.50 is due on August 24th, 2025

Seasonal Rent: The full seasonal rent cost is \$4,950.00 + 9% tax payable (\$5,395.50)

Payment Methods: Payment may be provided as follows: In full by check, by secured online EFT through intuit, AND if not paid fully in advance by either method and deposit is received first, balance will then be divided into two installments of \$1,766.50 (with payments being dated Dec. 15th, 2025 and April 15th, 2026). Entry will only be allowed when balance for the season is paid in full.

Campsites are rented to one family consisting of two adults and their children (under the age of 21). If not paid in full by May 1st, 2025, your contract will be terminated and we reserve the right to keep \$675.00 for the cost of winter storage. Each site includes full water, sewer and electric hook-ups, a fire ring and a picnic table.

PLEASE INDICATE PAYMENT METHOD HERE: _____

Seasonal Boat Slip: Seasonal boat slips must be reserved and paid for before the start of the season. The cost for a seasonal boat slip is \$1,000.00, with a \$500.00 non-refundable deposit required towards the \$1,000.00 total. We also ask that returning renters occupy the same slip number.

Seasonal Boat/Trailer storage: Seasonal boat storage is \$385.00 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. This applies for jet skis as well.

Prohibited: The following equipment is not allowed in our campground: Mini-bikes, mopeds, ATVs, drones, go-karts of any size, hoverboards, 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.

Subleasing your site is NOT permissible. INITIAL _____

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, sexual misconduct, disrespect / inappropriate behavior towards campers, 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. **If the person ejected is a guest, they will not be allowed back on our grounds*.* INITIAL _____

Personal Property Tax: Per the town of Casco, ME - "Yearly seasonal campers are responsible for the town of Casco personal property tax on units which are not legally registered or non-compliant. Please contact the assessor's office at 207-627-4515 (extension 202) or assessors@cascomaine.org if you have any further questions." INITIAL _____

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. INITIAL _____

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

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. *Visitors may bring dogs if they provide up-to-date paperwork prior to entry.* INITIAL _____

Quiet hours: Reasonable quiet hours at your site are expected from 10:00 PM to 8:00 AM. The pool opens at 9:30 AM and closes at dusk, with reasonable quiet hours being expected from 5:30 PM to close. INITIAL _____

RVs / Campers: Any new seasonal camper model must be approved by Adam or Brian. If you are planning to sell your RV, it must be removed from your site and cannot be sold on campground property. Selling your RV will not equate to site transfer / transfer of a lease to the respective buyer 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. If we are made aware of a camper being advertised for sale on our grounds, we reserve the right to terminate your contract / lease and keep your deposit and you will not be entitled to any refund. INITIAL _____

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 management know. INITIAL _____

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 allowed at the user's respective site; however, in the interests of maintaining a family atmosphere, it must be used in a controlled fashion at campers' own discretion. INITIAL _____

Golf Carts: *Golf Carts are permitted for use from dawn to dusk by licensed drivers only.* Any unlicensed driver may only operate a golf cart if they are accompanied by an adult. Golf carts are not allowed beyond the sign at the river. Slip renters may load and unload and then park in a non-obstructing area. At the beginning of the season, all owners must return completed liability waivers, and provide a copy of their Certificate of Insurance naming Crooked River Campground Inc. as additionally insured; **insurance information provided in 2025 does not carry over to the 2026 season**. When all requested documents have been received, we will provide an up-to-date seasonal sticker to place on your windshield/the front of your golf cart. Operators in violation of the rules will be assessed a \$15.00 charge to their customer account for a first offense, and will not be permitted to have a golf cart on-site after a second offense. INITIAL _____

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-whacking 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. Law prohibits the discharge of grey water (sink/shower) or black water (sewage) into the grass per order of the Board of Health. INITIAL _____

Site Appearance: Guests must maintain a clean site free of clothes lines, political signage, or visible trash, and only green tarps are allowed. Before making any alterations to the geography/land, ownership must be consulted. INITIAL _____

Electronic Gate System: The system to enter Sebago's Crooked River Campground is powered by a sensor that is activated by your gate card. Once lifted, the gate remains open until your vehicle has passed through. Only one car/truck, one car/truck towing a trailer/5th wheel, or one motorcycle can pass through the gate at one time. 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 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, and reactivated for opening day of the following season. If access is needed over the off-season, please reach out with a date of access beforehand so card access can be temporarily granted. INITIAL _____

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.* INITIAL _____

Guest Rules: *For liability purposes, we require all guests to fill out a liability waiver and guest info form online (see our website) before entry.* Once a liability waiver and info form are completed and received, guests must remit payment upon arrival by envelope provided at the front office and call +1 (207) 655-5383 to receive a temporary gate access code to use for the duration of their stay. Guests will be asked to leave the property if they do not provide payment as required.

Campers ARE NOT permitted to grant access to guests using their gate cards, unless given permission after asking ownership, and will face immediate action if they are recorded as doing so (see Gate Security, above). All visitors' vehicles are to be parked on the site they are visiting with *or* in overflow parking areas. We allow a maximum of five guests and one-two guest vehicles per site. We kindly ask that day visitors be off the grounds by 8:00 PM, while overnight visitors be off the grounds by 11:00 AM the final day of their stay. Visitors may only bring dogs if paperwork is provided. INITIAL _____

Guest Rates: Our rates are enforced throughout the season. Rates are as follows: Day rate (ages 5 and up): \$10.00 per person, Overnight rate (ages 5 and up): \$15.00 per person. Cash or check payments may be placed in a provided envelope outside the office and remitted in the mail slot at the front office building. *Immediate children / grandchildren under 21, parents and elderly are free, but a liability waiver must be completed on our website prior to entry.* A season-round guest pass with a key card for regular visitors/children over 21 is also available for \$100.00 per person. INITIAL _____

Parties / Events: The pavilion 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. INITIAL _____

Decks / Sheds: In accordance with the ordinance put in place by the town of Casco, sites located in the river buffer area (Sites 13 - 20) are NOT permitted to have a deck and/or shed. These sites cannot have crushed stone. 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. INITIAL _____

Electric Meters / Recurring Charges: Seasonal sites will have their meters read every two months from opening date of the camping season so long as weather/schedule permits. Invoices will be completed, remitted through email over a two-day window, and must be paid by secured online EFT through intuit, cash, or by check within a 15-day window. Customers must cover returned check fees if incurred. If your bill isn't paid within the 15-day window, we maintain the ability and rights to restrict access to the property and will therefore deactivate your key cards; an additional 20% Late Fee will also be due towards the originally billed amount. INITIAL _____

Pool: We do not have an active lifeguard on duty at any time and advise everyone to swim at their own risk taking, all pool rules (stated on the grounds) and safety into account. If you are injured in violation of the rules, our insurance policy will not cover you. Pets are not allowed in the pool area. Diving is absolutely not permitted. Please pick up all trash. All items left unaccounted for, in the water/on the patio, when the pool is closed will be confiscated, or stored in the office to claim if deemed valuable (wallet, phone, etc.). Only golf carts are permitted to park in the spaces in front of the pool
Operating hours are 9:00 AM to dusk. INITIAL _____

Firewood: Large quantities of firewood are to be stored behind trailers and deliveries of wood can only be made if Adam or Brian approves - if not, the deliverer will not be granted access to make a delivery. Please purchase locally. Maine prohibits bringing wood in from other states, which can carry harmful insects and diseases. INITIAL _____

Docks: Docks are provided for slip renters. Fishing is allowed from docks, so long as those fishing are not disruptive to boaters. If you are asked to remove your boat due to flash flood or high-water warnings, you must do so at earliest convenience and will be held liable for any and all damages the dock may incur if you do not comply. INITIAL _____

Important Reminders: In the event of an outstanding balance past May 1st, the rental agreement will be terminated, all property will be removed at the owner's 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 is 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 officers and employees against claims resulting from loss/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. Seasonal sites are not rented to any person under the age of 25 and are not to be occupied without an adult (over the age of 21) present. *We reserve the right to terminate your contract / lease if necessary.*

Camping Season: The camping season begins May 11th, 2026 and ends October 12th, 2026

Contact Information: *If you have any questions regarding billing / payments, please contact Adam or Brian using the following info*: Brian: +1 (207) 655-5383 • Adam: +1 (603) 553-9056 • camp@crookedrivercamping.com

Sign here if you have a golf cart on site (*must have up-to-date insurance on file*): _____

Sign here if you are paying for boat/trailer storage (*free to dock slip renters*): _____

Sign here if you are a returning dock slip renter (*include slip number*): _____

Sign here to be added to dock slip waitlist (*priority for next available slip*): _____

I hereby acknowledge that I have read and agree to the terms and conditions of the 2026 Seasonal site rental agreement for Crooked River Campground.

Renter/Occupant: _____ Site #: _____

Date: _____ Signature: _____

Golf Cart Liability Waiver

In exchange for the privilege to operate a golf cart in Sebago's Crooked River Campground, I hereby accept responsibility for my own negligence and the negligence of any operator of my golf cart. I hereby agree to operate the golf cart in a safe manner and adhere to all rules set forth by Sebago's Crooked River Campground, and to ensure that anyone operating the golf cart with my consent does the same. I acknowledge that I am liable for all medical and legal claims that may arise from the use of the golf cart. I voluntarily agree to accept the risks of using a golf cart and on behalf of myself, my personal representatives and my heirs hereby voluntarily release Sebago's Crooked River Campground and its directors, officers, employees, and agents from any and all claims, actions, causes of actions, suits, judgments and demands for bodily injury, property damage, loss of life and/or loss of services, in law or equity, that may in any way or manner arise out of use of the golf cart. *I acknowledge that I will not operate my golf cart after the reasonable quiet hours stated in the 2025 seasonal contract and accept the stated punishment(s) for violating said rules.*

I am at least 18 years of age and attached hereto is a copy of my valid driver's license. I assume all responsibility for anyone operating this golf cart at Sebago's Crooked River Campground. INITIAL _____

I acknowledge that anyone I permit to operate the golf cart at Sebago's Crooked River Campground shall be at least 16 years of age and be in possession of a valid driver's license. INITIAL _____

The golf cart must be operated in accordance with manufacturer's and Sebago's Crooked River Campground's Golf Cart Rules and Regulations, and I acknowledge receipt of both. INITIAL _____

I acknowledge that it is strictly forbidden for an individual without a valid driver's license to operate the golf cart. I am responsible for the possession/control of vehicle keys when not in use. Driving or riding in golf carts can lead to serious injury, property damage and even death. The use of these vehicles is for transportation and use should conform with all rules & regulations of Sebago's Crooked River Campground. No excessive speeding, joy riding, disregard of traffic signs, or any type of unreasonable activity will be tolerated by Sebago's Crooked River Campground. I will limit the number of golf cart occupants to the number recommended by the golf cart's manufacturer. In no way should the use of this vehicle be seen as an endorsement by Sebago's Crooked River Campground of a form of recreation or fun. INITIAL _____

I ACKNOWLEDGE THAT SEBAGO'S CROOKED RIVER CAMPGROUND GIVES WARNINGS WITH REGARD TO VIOLATIONS OF APPLICABLE RULES. I ACKNOWLEDGE AND AGREE THAT IN THE EVENT MY GOLF CART IS USED IN VIOLATION OF THE RULES, SEBAGO'S CROOKED RIVER CAMPGROUND MAY LEVY FINES AGAINST ME. INITIAL _____

I HAVE CAREFULLY READ, UNDERSTAND AND VOLUNTARILY AGREE TO THE TERMS ABOVE AND SEBAGO'S CROOKED RIVER CAMPGROUND RULES & REGULATIONS AND PRIVATE GOLF CART RULES AND REGULATIONS. INITIAL _____

If any portion of this agreement is found to be void or unenforceable, the remaining portions shall remain in full force and effect. The owner of this document acknowledges receipt of this release. INITIAL _____

Signature(s) _____

Owners Name(s): _____ License #: _____

Issuing State: _____ Address of Owner: _____

Cart Registration #: _____ Insured By: _____