

## **Seaview RV Resort, LLC – Terms and Conditions Agreement**

Seaview RV Resort (the “Resort”) is a RV Resort operated by Seaview RV Resort, LLC, a Maine limited liability company (“Seaview RV Resort”).

Acceptance of a reservation, payment of monies, and/or use of or entrance into the Resort or upon Resort property, indicate acceptance of these terms and conditions in full by all guests and each member of the guest’s party (all of the foregoing, a “Guest” or “Guests”). All policies are strictly enforced, and it is the responsibility of all Guests to ensure the Guest and all members of the Guest’s party are familiar with these terms and conditions.

These Terms and Conditions are applicable to all persons who use the Resort, including without limitation for the purpose of storage of recreational vehicles, boats, trailers, or other items.

**Subject to Change by Resort.** These Terms and Conditions may be amended from time to time by Seaview RV Resort without the consent of Guest and in such event, Guest shall remain responsible for compliance with and is obligated by the Terms and Conditions as amended. It is the responsibility of Guest to review these Terms and Conditions as they exist from time to time as made available by Seaview RV Resort, whether on the Resort website, by request to Resort management, or otherwise.

**Rules, Regulations and Resort Guidelines.** Guest hereby acknowledges receipt and review of the most recent Resort Rules and Regulations of Seaview RV Resort published at [www.seaviewrvresort.com](http://www.seaviewrvresort.com), posted at the Premises or otherwise communicated in any manner by Seaview RV Resort Park Management. Guest understands and agrees that the Rules and Regulations are hereby incorporated by reference and a breach of the Rules and Regulations constitutes a material breach of these Terms and Conditions. Guest agrees, and shall ensure that their children, invitees and guests, abide by the Resort Rules and Regulations.

**Use of Resort.** The Resort shall be used and occupied by Guests authorized by Seaview RV Resort only. Guest shall observe and comply with all laws, ordinances, and regulations of public authorities in the use of the Resort.

### **Extension of Protections to Onsite Vendors and Independent Operators.**

Guests acknowledge that certain services and amenities on the Resort premises, including but not limited to the restaurant, bar, and event spaces, may be operated by independent vendors or third-party businesses that are separate legal entities from Seaview RV Resort, LLC.

To the fullest extent permitted by law, all waivers, releases of liability, indemnification obligations, behavior expectations, and non-disparagement provisions in this Agreement shall also apply to those independent operators, their owners, employees, agents, and representatives, as if they were part of the “Seaview RV Resort Parties.”

Guest expressly agrees not to assert any claim against such vendors or their personnel for incidents or claims arising out of use of the Resort, its amenities, or participation in onsite services or activities. This provision is intended to protect the Resort’s vendors to the same extent as Seaview RV Resort, LLC, without conferring any joint ownership or agency between the Resort and those vendors.

**I HEREBY RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE** Seaview RV Resort, LLC, and any and all members, managers, owners, shareholders, employees, agents, representatives, officers, and directors of Seaview RV Resort (all of the foregoing collectively, the “Seaview RV Resort Parties” or each “Seaview RV Resort Party”) from any and all liability to me, my children, my invitees/guests, personal representatives, and heirs for any loss or damage on account of injury to person (including death) or loss or damage to property relating to, or arising out of, use and occupancy of the Seaview RV Resort property, including but not limited to all buildings, facilities, e-bikes, fire pits, island, amenities, beach areas, pool area, sport court, playground, jumping pillow, ocean, dock (collectively, the Premises) and any dangers and hazards associated with acts of nature such as changing weather conditions; high winds; thunder and lightning; ocean current; temperature fluctuations; falling trees; tree limbs, ice; or encounters with wildlife.

**I HEREBY AGREE TO INDEMNIFY, SAVE AND HOLD HARMLESS** Seaview RV Resort, LLC, and any and all members, managers, owners, shareholders, employees, agents, representatives, officers, and directors of Seaview RV Resort (all of the foregoing collectively, the “Seaview RV Resort Parties” or each “Seaview RV Resort Party”), from any loss, liability, damage or cost (including attorney fees) they may incur due to injury (including death), damage or loss of property relating to use of the Premises by me, my children, and/or my invitees/guests or due to any incidents that may occur during my stay.

**Water Hazards and Wildlife.** Guest hereby acknowledges and agrees that the Resort has water hazards on and/or around the Resort, including without limitation ocean front property and a pool (collectively, “Water Hazards”). Seaview RV Resort shall not be liable to Guest or any party for any claims arising from the Water Hazards. There are **NO LIFE GUARDS ON DUTY**. Guest will use the Resort at the Guest’s own risk. Guest acknowledges and agrees that any adult(s) who are not skilled swimmers and ANY MINOR(S) shall not **near** said Water Hazards without a parent or guardian over the age of 18 present, and no swimming is recommended by any persons in the ocean due to the strong currents and cold water. Seaview RV Resort will not be held responsible for the injuries sustained by the Guest and/or the Guest’s occupants, invitees, licenses, or Guests as a result of the Water Hazards, and the Guest will indemnify and hold harmless Seaview RV resort for any actions, claims, causes, suits, or liabilities for the same, including without limitation injury or death, including without limitation all reasonable attorney’s fees and costs.

ALL MINORS SHALL BE UNDER CONSTANT AND CLOSE SUPERVISION BY A PARENT OR GUARDIAN AT ALL TIMES WHEN OUTSIDE ON THE RESORT AND SHALL NOT BE UNSUPERVISED UNDER ANY CIRCUMSTANCES. **DEATH OR INJURY** MAY RESULT FROM THE HAZARDS. Guest shall advise any persons on the Resort property as a result of Guest of such matters and assumption of risk.

As a participant in any recreational activity, Guest, Guest’s occupants, children, invitees are responsible for acting within the limits of their ability and heeding all warnings regarding participation in the activity. Guest, Guest’s occupants, children, invitees, will maintain control of any equipment while participating in the activity and will refrain from acting in any manner that may cause or contribute to injury to themselves or to others.

As a courtesy, our employees, if so requested, may assist with directing you to your designated site. It is Guests responsibility to ensure that the site will accommodate their specific trailer/RV and that you will not hit any branches, bollards, other RV's, trees, etc., when positioning your RV on the campsite. You agree to indemnify and hold Seaview RV Resort, its owners and agents harmless from any loss, liability, damage or cost (including attorney's fees) that may result from an employee assisting or directing you onto a site. Furthermore, you release, waive, discharge and covenant not to sue Seaview RV Resort for any and all liability, loss, or property damage relating to an employee assisting/directing you to your site.

**Limitation of Liability.** Seaview RV Resort shall not be liable to Guest or any third party for any indirect, punitive, incidental or consequential loss, liability, damage, costs, claims or expenses, arising out of or related to Guest's reservation and stay with the Resort or entrance upon or use of the Resort premises by any party, without limitation, any claims for lost income or profits. The aggregate liability of Seaview RV Resort arising out of or related thereto shall not in any event and under any circumstances exceed the total amount paid to Seaview RV Resort by Guest. Seaview RV Resort shall not be liable to Guest in contract or tort for any representations or warranties other than those expressed herein.

The covenants, conditions, and stipulations contained in these Terms and Conditions shall bind and inure to the benefit of the Seaview RV Resort and the Guest and their respective successors in interest, assigns, heirs, executors, and legal representatives. "Seaview RV Resort" and "Guest" as used herein include male and female, singular and plural, corporation, partnership, limited liability company, individual or entity, in any place or places herein in which the context may require or permit such substitution, substitutions, or designations. Any provision hereof held invalid or unenforceable shall be deemed severable or modified to the least extent necessary to be enforceable and construed to the maximum extent possible to effect the intent of these Terms and Conditions.

**Arrivals and Departures.** Check in and check out hours are published on our website. All customers are required to check in first at the office upon arrival and shall then be escorted to their site. Departures checking out must do so no later than 11a.m. on the day of departure. If you need an after-hours check in, please call the office and arrange. After hours check ins are not guaranteed.

**Pricing and Payment.** All site and cottage rates include taxes, city water, sewer and Wi-Fi (subject to availability) and are charged upon reserving. The cost of 30 and 50-amp electrical service is included in the rate for reservations of less than one month. Reservations of one month and longer are billed separately and in addition for electric usage. Current Guests who wish to extend their stay will be charged for the relevant applicable daily, weekly, or monthly rate payable in advance in full at the time of making the extension. No refunds or credits are given for early departure. All Guests must have a current credit card on file for payments due to Seaview RV Resort and all Guests agree the credit card provided to Seaview RV Resort shall be charged monthly for all amounts due from Guest to Seaview RV Resort hereunder and otherwise. Guest agrees to keep Guest's credit card information updated, and to provide Seaview RV Resort with a new valid account number if Guest's card on file is deactivated, expired or does not have sufficient credit available to pay any amounts owed to Seaview RV Resort. Guests understand and remain personally liable to pay any outstanding or new charges. Any amounts due after 30 days will be subject to the maximum late charge permitted under state law.

**Maintenance, Repair, and Damage.** Guest shall take site “as is where is.” Guest will keep and maintain the site in good, clean, and sanitary condition and repair during the Guest’s stay at the Resort. Seaview RV Resort has no responsibility or obligation under these Terms and Conditions to construct any improvements, alterations or additions to the site or the Resort. Guest may not construct improvements, alterations, or additions to the Resort or the site. Seaview RV Resort shall have no responsibility for damage to any of Guest’s personal property brought upon the Resort under any circumstances. Seaview RV Resort shall not be liable for any losses or damage to person or property of the Guest, Guest’s employees, licensees, or invitees, while in or about the Resort, including without limitation if occasioned by fire, explosions, theft, collision, acts of God, or any other cause.

**Guest’s Property.** Guest covenants and agrees that all Guest’s property of every kind, nature, and description which may be in or upon the Resort shall be at the sole risk of Guest. Guest hereby releases, indemnifies Seaview RV Resort and holds it harmless from and against any liability, loss, injury, claims, or suit resulting directly or indirectly therefrom except as may be caused by Seaview RV Resort’s willful misconduct. Guest shall procure and maintain, and is solely responsible for the cost of, through the term of the Guest’s reservation, at Guest’s expense, a policy of insurance covering Guest’s property in at a minimum 100% replacement value limits and shall furthermore obtain liability insurance to provide coverage in the event that Guest or Guest’s vehicle or property causes damage to Seaview RV Resort or Seaview RV Resort’s property. Guest shall be liable for any and all damage caused by Guest or Guest’s property or vehicles to the Resort, Seaview RV Resort, or the real or tangible personal property, fixtures, improvements, landscaping, or furnishings of Seaview RV Resort or the Resort, whether or not caused by an Act of God.

**Waiver of Subrogation.** Guest(s) hereby grant to Seaview RV Resort a waiver of any right to subrogation which any insurer of said Guest(s) may acquire against Seaview RV Resort by virtue of the payment of any loss under such insurance. Guest(s) agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation; provided that, this provision applies regardless of whether or not the Guest(s) has received a waiver of subrogation endorsement from the insurer.

**Inspection of and Access to site.** Seaview RV Resort, its agents and employees, shall have the right at all reasonable times to enter the reserved site, cottage or any part thereof to inspect and examine same. Seaview RV Resort, its agents and employees shall have free access to and within the site at all reasonable times of the day for the purpose of examining same and also to make any repairs or alterations to or within said site or the Resort that the Seaview RV Resort may deem necessary for the safety or preservation of the property.

**Assignment and Subletting.** Guest may not assign the reservation or sublet the site or any part thereof. No persons other than the Guest and approved additional Guests or visitors shall be permitted to enter and remain upon the site and the Resort Property.

**Default by Guest.** If any payments are due and unpaid, or if Guest defaults in any of the terms, covenants or conditions herein contained, or if the Resort site is abandoned or vacated, Seaview RV Resort may at its option terminate the Guest’s reservation and right to remain in the Resort effective immediately. In addition, Seaview RV Resort has the right to remove all occupants, vehicles, and tangible personal property from the site and the Guest shall be liable for the cost

thereof, including either disposal, towing, or storage at the sole discretion of Seaview RV Resort. Upon occurrence of the foregoing, Guest will be liable to Seaview RV Resort for all damages incurred by Seaview RV Resort, and Guest will not be relieved of any obligation to pay for the Guests reservation or other amounts due from Guest to Seaview RV Resort. Seaview RV Resort has no duty to mitigate its damages. Seaview RV Resort also may recover double the fee for the site for the period during which Guest refuses to vacate the site.

**Transient Stay.** It is expressly understood and agreed that Guest's reservation or stay is not a lease or other long-term residential tenancy agreement, and that the Resort is not intended to be utilized as a primary residence. These Terms and Conditions and the reservation do not create **property rights** in you and no rights to renewal or for recurring usage. If you hold over after the expiration of your reservation dates, your extended stay, if authorized, will be from day-to-day only and will not constitute a renewal or an extension for any further term. **In such case, you will be liable for paying for the additional day(s) at a rate equal to two (2) times the nightly rate set for the property on the dates of your holdover, plus the actual costs of re-accommodating future Guests that were scheduled to use the site during such dates.** You may not sublet the site or any part of it and shall not assign any interest (in whole or in part) to your reservation or these Terms and Conditions or any rights hereunder. No Guest shall be permitted to stay or make a reservation for longer than six (6) months at the Resort.

Guests hereby agree and represent that Guest(s) are transient occupant(s) and it is the intention of the parties that the occupancy will be temporary. Furthermore, Guest agrees and represents as follows:

1. Guest does not have an ownership interest, financial interest, or leasehold interest in the Resort entitling him or her to occupancy of the property or the site. These Terms and Conditions and the reservation do not convey any leasehold interest.
2. Guest shall not create or cause to be created any documentation, correspondence, or identification cards sent or issued by a government agency, including, but not limited to, the Department of Highway Safety and Motor Vehicles or the supervisor of elections, using the Resort address as an address of record at any time.
3. At all times during the term, each and every Guest maintains a permanent residence elsewhere.

**Service of Notice and Address of the Parties.** The Guest irrevocably appoints as his agent any person staying at the Guest's site in the Resort, to receive service of all notices hereunder including dispossessory or distraint proceedings, and if no person is then located at the Guest's site, then such notice may be given and services may be made by affixing a copy thereof on the recreational vehicle located on the site. A copy of all such notices given by or on behalf of the Seaview RV Resort pursuant to the provisions contained in these Terms and Conditions may also be mailed to the Guest's last known address as given, in writing, to the Seaview RV Resort. The notices required or permitted to be given pursuant to the terms of these Terms and Conditions, shall be deemed to be duly given if deposited in the United States mail, postage prepaid, by registered or certified mail, addressed to the parties at the places above named, or such other places as they may hereafter designate in writing for the delivery of such notices. **Guest also agrees to accept service electronically at the email address provided to Seaview RV Resort for Guest, effective upon**

**delivery and equivalent to personal delivery.** Nothing herein shall be construed to require Seaview RV Resort to provide Guest notice unless otherwise required by law.

**Security.** Seaview RV Resort shall not be obligated to provide security services for the Resort and Seaview RV Resort shall not be liable for any loss or damage suffered by Guest as a result of failure to supply security or utility services or for any loss attributable to such services if they are supplied, no matter how caused.

**Waiver of Rights.** No failure of either party to exercise from time to time any right or privilege granted to such party hereunder, or to insist upon strict and faithful compliance by the other party with all of the obligations hereunder required, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of either party's right to demand strict compliance with the terms hereof. No waiver by either party of any breach of any covenant of the other party herein contained shall be construed as a waiver of any subsequent breach of the same or any other covenant herein contained.

**Governing Law and Venue.** These Terms and Conditions are to be construed in accordance with the laws of the State of Maine. Jurisdiction and venue for any action related to or arising from these Terms and Conditions or Guest's use of the Resort shall be in the courts in and for Washington County, Maine.

**WAIVER OF JURY TRIAL.** The parties to these Terms and Conditions hereby waive any right to a jury trial in any action arising out of or related to these Terms and Conditions.

**Non-Disparagement and Defamation**

In consideration for the opportunity to enter and use the premises of Seaview RV Resort under the Guest's reservation, Guest agrees not to make or publish any false, misleading, defamatory, disparaging, or derogatory statements—whether verbal, written, or digital—about Seaview RV Resort, its owners, management, employees, services, or amenities. This includes, but is not limited to, statements made on social media, blogs, consumer review platforms, or any other public or private forum.

**We welcome honest, constructive feedback and reviews** that reflect a Guest's genuine experience. However, statements that are knowingly false, maliciously misleading, or made with reckless disregard for the truth—and which have the potential to damage Seaview RV Resort's reputation or business—are considered defamatory and are expressly prohibited.

Guest also agrees not to instruct, encourage, support, or endorse any third party—including family members, friends, employees, or affiliates—to make or publish such statements on their behalf or in coordination with them.

If any such statement is made and determined to be false, defamatory, or materially misleading, Seaview RV Resort reserves the right to demand its immediate removal or correction. Guest agrees to cooperate in good faith with all reasonable efforts to remove or correct the content upon request.

Guest acknowledges that such statements may cause **irreparable harm** to Seaview RV Resort and agrees that the Resort shall be entitled to pursue all available legal remedies, including monetary

damages, equitable relief, and injunctive relief, without the need to prove actual damages or post bond.

**Attorney's Fees and Costs.** In the event of litigation arising out of or related to these Terms and Conditions or the Guest's use of the Resort, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, including those incurred for enforcement, trial, appeal, or post-judgment proceedings.

However, in no event shall a Guest's recovery of attorney's fees exceed the total amount paid by the Guest to Seaview RV Resort for the reservation giving rise to the dispute.

**Surrender of Resort and Immediate Termination Rights.** Guest shall, at the termination of these Terms and Conditions, vacate the site utilized and leave the site in as good a condition as it was at the time of entry thereon by Guest, and upon vacating shall leave the site clean and free of all rubbish and debris. Upon vacating, Guest shall be responsible for any and all costs incurred by Seaview RV Resort in bringing the site into as good a condition as it was at the time of entry thereon by Guest, with the exception of reasonable wear and tear thereof. Upon surrender or abandonment by the Guest, Seaview RV Resort is not liable or responsible for storage or disposition of the Guest's personal property.

**Reservations and Cancellations.** Guest further understands and agrees that Seaview RV Resort does not give credit or refunds due to the discomforts of nature. Discounts are only offered during the reservation process. Seaview RV Resort refund policy varies, depending on the timing of the cancellation notice in advance of the reservation date, as follows:

**Reservations cancelled more than 30 days in advance of arrival will incur a \$25 fee. Reservations cancelled between 14 and 30 days in advance of arrival will incur a fee of 50% of the reservation stay. Reservations cancelled less than 14 nights before arrival will forfeit a refund of any kind. No refunds will be given after arrival, no exceptions.**

**Terms for Cottages.** Guest understand and agree as follows:

- At departure, the cottage is to be left in a reasonably clean condition. All kitchens and kitchenettes are to be left reasonably clean, all dishes are to be washed and put away, and the microwave, fridge, cook top and countertops are to be wiped down. All linens will be cleaned by Seaview RV Resort cleaning staff, beds do not have to be made and towels do not have to be washed. Guest understands and agrees that if they leave the cottage in an unreasonably filthy condition, permit a pet to cause damage to a cottage or smoke in a cottage, Seaview RV Resort Management may charge their credit card for the cost to professionally clean the rental unit. (Minimum \$250 fee for smoking).
- All damages or losses to the cottages, whether caused by Guest, guests children, guests invitees, or guests pets, will be disclosed to the registration office immediately or at checkout. All damages occurring to a cottage during Guests stay will be charged to Guests credit card after a thorough inspection has been made by Seaview RV Resort Management. Damages for which Guest will be responsible include, but are not limited to: lost key(s), broken/lost remote controls, broken items, missing items, discharged fire

extinguishers (if not used for a fire), damaged/dented/bent appliances, furniture, cabinetry or dishes, writing on walls or bedding, and ripped or torn mattresses or covers.

### **Animal Waiver.**

If you have a pet, you agree to the following regulations and conditions while camping at Seaview RV Resort with your dog or cat:

- **Excluded Dogs:** The Resort reserves the sole discretion to exclude dogs based on breed, temperament, behavior, or other concerns. Exclusion criteria may include, but are not limited to: breed-specific restrictions; pets that are sick, in heat, or unvaccinated due to age; aggressive or overly anxious behavior; or dogs that require muzzling or exhibit potentially dangerous traits (e.g., fighting or biting).
- **Supervision:** Pets must be on a leash (6 feet or shorter) or in a carrier in all public areas. Dogs must remain with you or a designated person at all times and may not be left unattended in a cottage or at an RV site. You must prevent noise or disturbances caused by your pet out of respect for other guests.
- **Vaccinations:** All pets must be up to date on rabies, distemper, and flea treatments. Copies of vaccination records must be available upon request.
- **Disturbances:** If your pet causes a disturbance or guest complaint, you agree to immediately remove your pet from the property if requested by Seaview RV Resort staff. Failure to do so may result in your removal from the Resort without refund.
- **Assumption of Risk and Release:** You acknowledge that bringing a pet to the Resort is a privilege, not a right, and is subject to these and all other Resort rules. You assume all risks, liability, and responsibility for any injury, damage, or harm caused by or to your pet. You expressly release and discharge Seaview RV Resort, its owners, employees, and affiliates (the “Released Parties”) from all claims—known or unknown—arising out of your pet’s presence, and you agree to indemnify the Released Parties for any related loss, damage, or expense, including attorney’s fees. This release is intended to be binding on you and your heirs, executors, legal representatives, and assigns.
- **Pets in Cottages:** A maximum of two dogs are permitted in designated dog-friendly cottages and must be declared and paid for prior to check-in. No other animals are permitted in cottages. Violating this policy may result in cancellation without refund.
- **Acknowledgment:** You confirm that you have read and understood this Animal Waiver and agree to comply with it. You also accept responsibility for ensuring your guests and invitees comply with all Resort pet policies.

### **DATA USAGE AND ACCEPTABLE USE POLICY.**

#### **Seaview RV Resort Internet & Acceptable Use Policy**

By accessing our internet services, you agree to use them responsibly. Seaview RV Resort is committed to providing a safe, secure, and respectful online environment for all guests.

#### **What’s Not Allowed:**

- **Illegal Activity:** No use of our network for anything unlawful.
- **Harmful Behavior:** Don’t interfere with others’ internet access or post content that is threatening, abusive, harassing, or offensive.



- **Spam & Malware:** No sending spam, distributing viruses, or using the service to harm others' devices or networks.
- **Inappropriate Content:** Absolutely no child exploitation or obscene material.
- **Security Violations:** Don't attempt to hack, access, or interfere with other systems or networks.

**You're Responsible For:**

- Keeping your devices secure.
- Ensuring that anyone using your connection also follows these rules.
- Fixing any issues if your usage negatively impacts the network or others.

**Enforcement:**

We reserve the right to suspend or terminate internet access without notice if you violate this policy, especially if the activity is illegal, harmful, or disruptive to others.

**Contact information:**

Any notification that Seaview RV Resort sends to its Customers pursuant to this AUP will be sent via e-mail to the e-mail address on file with Seaview RV Resort or may be in writing to Customer's address of record. It is Customer's responsibility to promptly notify Seaview RV Resort of any change of contact information.

**Media, Photos, and Guest Content**

By visiting Seaview RV Resort, you grant permission for the Resort and its affiliated entities and promotional partners to use any photos or videos taken on the property—whether taken by Resort staff or publicly shared by you or your guests (e.g., on social media)—for promotional purposes in any medium (print, digital, or otherwise), without compensation or additional consent. This includes photographic, video, and other visual portrayals of you or anyone in your party.

**Right to Refuse Service.** Seaview RV Resort, LLC reserves the right to refuse service or entry to any individual or group for any reason not prohibited by law. The Resort further reserves the right to remove or require the immediate departure of any person or party who violates Resort rules or policies, engages in behavior deemed by management to be disruptive, threatening, unlawful, harassing, discriminatory, or otherwise inappropriate. This includes, but is not limited to, mistreatment of staff or guests, use of hate speech, profanity, or actions that interfere with the peaceful enjoyment of the Resort by others.

I have read this notice and agree to it as well as all Seaview RV Resort, Resort Rules and Regulations. In addition, I understand that I am responsible for the actions of all persons in my party, including any children, and any guests that visit during my stay.

If any part of this Agreement is deemed unenforceable, the remainder shall continue in full force and effect.

**Seaview RV Resort Rules and Regulations**

**1. Office Hours**

Daily from 10am – 6pm EST.

## **2. Check In / Check Out**

Check in is 1 PM EST for RV sites and 3 PM EST for Cottages. Check out is 11 AM EST.

You may check in at our office during normal business hours.

You do not need to contact the office for check out. If you are in a cottage, simply drop your FOB in the box located in front of the office or leave them in the cottage.

## **3. Site Changes**

You have been assigned a specific site, if you wish to move please check with the office. Due to reservations and maintenance, moving may not be possible. Please inquire before moving sites to check on availability and if there would be additional fees associated. All site numbers are subject to change prior to arrival at our discretion and without approval, **unless a site lock fee was paid with your reservation**. However, you are guaranteed your selected site or cottage type. No refunds/discounts will be issued due to site number changes.

## **4. Cancellations and Refunds**

Reservations cancelled more than 30 days in advance of arrival will incur a \$25 fee. Reservations cancelled between 14 and 30 days in advance of arrival will incur a fee of 50% of the reservation stay. Reservations cancelled less than 14 nights before arrival will forfeit a refund of any kind. No refunds will be given after arrival, no exceptions.

## **5. Permitted Occupants and Guests**

RV site rates are based on 2 adults and 2 children per RV site. 1 bedroom cottages are based on a 2 person occupancy, 2 bedroom cottages are based on a 4 person occupancy, and the 3 bedroom cottage is based on a 6 person occupancy. We do not accept bookings from individuals under the age of 21. This means if you are not a family traveling with your children, everyone on the reservation must be over the age of 21. We reserve the right to cancel a reservation without refund if this is not met.

## **6. Fires, Firewood & Invasive Pest Policy**

To protect Maine's forests and natural environment, it is illegal to bring outside firewood into the state due to the risk of spreading invasive species such as the emerald ash borer and brown tail moth. Firewood brought in from outside may be confiscated. Locally sourced firewood is available for purchase at the office. Please help us protect our trees and the beautiful landscape we all enjoy by complying with this important regulation.

Fires must be in firepits or designated fire rings. Always extinguish fires when leaving your site or before bed.

## **7. Smoking and Alcohol**

All Seaview common areas are non-smoking. Smoking is permitted only at your campsite. No smoking in or near any of the buildings, restrooms, common areas **or cottages** is allowed. Please do not discard cigarette butts on the ground. Alcohol is permitted by legal drinking age adults. Drinking and smoking are permitted as long as they are done so in a responsible manner and do not directly or indirectly impact the positive experience of other guests. Glasses and glass bottles must remain at your site. Illegal drugs are strictly prohibited and no smoking marijuana.

## **8. Wristbands**

To ensure the safety and comfort of all guests, Seaview RV Resort requires all registered guests and approved day visitors to wear wristbands while on Resort property. Wristbands must be visible at all times and are provided upon check-in. Guests without visible wristbands may be asked to return to the office to confirm registration.

## **9. Storage**

Storage is not allowed under or around your RV or picnic table.

## **10. Site and Resort Navigation**

Please be respectful of your neighbor and do not walk between sites or cottages when navigating the resort. Please use main roads, sidewalks, and designated public paths to walk around the Resort. Shirt and shoes are required in all buildings except if entering the pool bathrooms from the outside doors.

## **11. Rugs and Mats**

Rugs and Mats are not allowed on the grass as it kills the grass and we want your site to look good for both you and the next guest.

## **12. Pet Policies**

There is a two pet max per site or cottage. Each dog incurs a \$15 a day fee. Only dogs are allowed in selected cottages. Only non-aggressive dogs and cats are permitted in the resort. Rottweiler, Pit Bull and Chow breeds are not permitted.

A. We ask that you keep your pets on a 6ft or less leash at all times. This helps you, your pet, and other guests and other guests' pets stay safe. Resort is not responsible for and will hold accountable pet owner for any injury or damage caused by pets.

B. Do not allow pets in our building, office or restrooms. Please do not tie your pet to our trees, doors, or posts. Pets are also not allowed on our playground.

C. Be a good neighbor and clean up after your pet always. Do not let your pet deposit waste on your site, on our neighbors lawns, or any of our other guests' sites please. Failure to clean up after your pet will result in you being asked to leave without a refund.

D. Dogs may not be left unattended in our resort. Please do not tie your pet to a tree and leave. Leaving your pets unattended is dangerous for your pet as many factors including weather, power outages, etc. can affect your pets well-being while you are away.

E. Dogs Not Allowed on Furniture. If you are staying in one of our cottages that allows dogs, they are not allowed on the furniture.

F. All pets must be vaccinated in our resort. Please make sure your pet is up to date on all vaccinations (including rabies and distemper) and flea treatments. Copies of pet vaccine records must be available upon request.

G. Excessive barking is not tolerated and disturbs your neighbors. Please note that excessive barking may result in you being asked to leave without refund.

### **13. Vehicle Policies**

A. The resort speed limit is 5 mph. This policy is to keep you, your children, and your pets safe. Exceeding this speed limit will result in a warning. Multiple warnings will require us to ask you to leave. Safety is our number one priority for our guests.

B. Each paid guest registration covers 1 RV per site and 1 vehicle per site. Please do not park your vehicle or trailer in an adjacent site. Use of more than one site will result in additional charges. Extra vehicles will need to be parked up towards the office or in a designated area. Additional vehicles must be checked in at the office and will incur a \$10 per day fee.

C. No parking in common areas. Do not park in the middle of the road. Do not park in sites that you did not register for and do not block our garage.

D. Non-motorized skateboards, scooters, roller blades, roller skates, bicycles, electric bicycles and electric scooters are permitted to be utilized as long as they are done so in a safe and quiet manner. Don't forget your helmet, we recommend that all riders wear a helmet when engaging in any of those activities. No minibikes, ATV's, or golf carts.

E. All Class A's, B's, C's, fifth wheels and travel trailers in excellent condition, 15 years or newer, and at least 14 feet or longer are permitted. Recreational vehicles ("RVs") older than 15 years require a photo submittal and management approval, which Seaview RV Resort may withhold or withdraw in its sole discretion. We do not accept "do it yourself" school bus or van conversions or soft top pop-up trailers. Seaview RV Resort may cancel any reservation and request removal of the RV by the Guest if the condition of the RV does not meet Seaview RV Resort's standards and requirements in its sole discretion at any time.

F. All vehicles must display a valid parking pass at all times while on Resort property. Parking passes will be issued at check-in and must be placed clearly on your vehicle's dashboard or rearview mirror.

### **14. Severe Weather**

In case of severe weather, seek shelter in the office bathrooms or the laundry room. We love pets, so please bring them with you and please do not leave them in your RV during severe weather warnings.

### **15. Visitors**

Only registered guests are permitted to enter the Resort. ALL VISITORS must stop in at the office to register, pay an \$10 fee and receive a visitor wristband. Visitors may not bring pets. Seaview RV Resort reserves the right to limit visitors. Day visitors must depart by 10:00 PM EST. Overnight visitors must depart by 11AM EST. Please check with the office before inviting any visitors. Registered guests are responsible for ensuring their visitors are properly registered and that all campground rules are followed. We reserve the right to cancel your reservation without refund should you have unregistered visitors.

## **16. Electrical Use**

You are responsible for understanding how many amps you are using in our RV. Amp usage over the 50 AMPs provided can trip your breaker. Please be mindful of your amp usage, so that you don't trip your breaker during your stay. Please notify the office so that we can notify maintenance if you have any electrical issues during your stay. Guests are not permitted to diagnose our electrical pedestals per insurance and safety requirements. Maintenance is happy to help. Even if you are an electrician, laws prohibit you from working on our pedestals unless hired to do so.

## **17. Laundry**

The laundry room is open from 8 AM - 10 PM. Credit card only. Please do not leave your laundry unattended. We are not responsible for accidents or theft.

## **18. Restrooms**

For the comfort of all our guests, restrooms near the office are open 24/7 with exception of temporary closing for cleanings. We ask for your help in keeping the restrooms clean, please. Guests under the age of 16 must be accompanied by a parent or guardian over the age of 18 when using the bathrooms or shower.

## **19. Quiet Time**

Quiet time is 10 PM EST to 8 AM EST, but please be courteous to your fellow guests during all hours of the day. Loud music or objectionable noise is not allowed at any time. Anyone playing loud music will be warned only once and then asked to leave without a refund.

## **20. Trash Disposal and Recycling**

There is no trash pick-up at the sites. Please place all trash in dumpsters located at the back of the park. Please tie trash bags completely closed and put your trash completely in the trash container and make sure the container is fully closed. Please do not place your trash on the ground.

Woodland creatures like opossums and racoons are attracted to left out or disposed of food, and while we think they are cute and wonderful animals, we don't want you to find a surprise night guest at your site because of incorrectly disposed of trash! Do not dispose of wires, oil, furniture, appliances, propane tanks, mattresses, or any toxic waste or chemicals in our trash cans. Failure to adhere to this rule may result in charges for disposal fees.

## **21. Children**

Children under 16 must be supervised by an adult at all times. Riding bicycles or scooters without a parent and on our main entrance road is prohibited for the safety of your children and our incoming RV guests. The playground and basketball court are closed at 8 PM EST. Anyone under the age of 18 must be back at their site by 10 PM EST.

## **22. Drones**

Drones are not permitted in our Resort. Please do not fly drones over people, the property or RVs.

## **23. Sewer hook-ups**

All RV's must be hooked up with a secured sewer ring. All sewer hoses must be undamaged, and sewer connections must be tight.

## **24. Using the Ocean, Beach, Dock, Pool, Playground, Island, or any of the Property**

is **'AT YOUR OWN RISK'**. The ocean currents and tides are very fast moving in the area and the water is very cold. We do not recommend swimming in the ocean and jumping off of the dock is strictly prohibited. The island is mostly unmanicured, please use caution when hiking to and on it. All children under the age of 16 must be accompanied by a parent or guardian over the age of 18 when using these areas. There are **NO LIFE GUARDS** on duty at the pool or by the ocean. These areas are only for usage during daylight hours.

## **25. Clotheslines**

Clotheslines are not permitted in the Resort.

## **26. Fireworks and Firearms**

Fireworks and firearms are strictly prohibited in the Resort. The prohibiting of fireworks includes sparklers, smoke bombs, aerals, and firecrackers. The prohibiting of firearms includes all guns including air soft, BB, and pellet guns. If these items are seen outside of your RV, you will be asked to leave immediately without a refund.

## **27. Addition Prohibited Items and Flag rules**

No chain saws, lights on trees, tents, signs, or political materials should be viewable outside of your RV. Positively no solicitation in the resort. No sales or display of goods permitted on resort property. No personal or religious materials. Flying of the American flag or any service flag may be on a pole attached to your RV.

## **28. Water Usage and Septic**

We are on a well and septic system. Washing campers or autos onsite is PROHIBITED. **DO NOT FLUSH sanitary napkins, wet wipes, etc., down the toilet.** If your line is clogged due to use of these, you may be charged for damages.

## **29. Safety and Medical Emergencies – Dial 911 in the case of an emergency!**

Address: 16 Norwood Rd, Eastport, ME 04631

If you observe any activity you believe to be of concern, call (207) 853-4471 during normal business hours.

## **Medical Emergencies – Limited Staff Assistance**

Please be advised that Resort staff are not trained medical professionals and are not authorized or equipped to provide medical treatment or emergency care.

If you call emergency services, we ask that you also notify the Resort office (during office hours) so staff can assist first responders in locating your site quickly. Guests are responsible for their own health and safety, and we recommend having any essential medications, medical devices, and emergency contacts on hand during your stay.

## **30. Vacationing with Respect**

In general, please be considerate of your fellow neighbors, privacy, and space. Be aware of how you are acting around others and especially around kids (no profanity, etc.). Use good common sense. Respect our local culture, wildlife, and other guests. Seaview RV Resort is proud to present an inclusive and family friendly atmosphere. We hope that you enjoy the resort and treat others with respect at all times.