

Ogunquit Farm RV Resort Rules & Regulations

General Rules

Security Card: Each seasonal site will be assigned 2 gate cards. These cards will be activated once all of the site registration paperwork has been completed. If a card has been lost, please inform the office so the card can be deactivated. The more cards that are lent out to others, the less secure the resort becomes. Replacement cards are offered through the office.

Family and Visitors: The seasonal rate covers resort usage for household members. Family, friends, coworkers and all others are considered guests and may visit while the site lessee is present. All guests must register on the resort's website. Each site has a maximum occupancy of 6 people.

The renter of each site is responsible for his/her/their guests.

Visitor Fees: \$7/night per guest
\$3/day per guest

Family Fee: \$125 for the entirety of the season. The family fee covers family members of direct lineage (Parents, Grandparents, Children, Grandchildren) to visit anytime throughout the season while the site lessee is present.

Family Usage: Each site is allocated usage for family members of direct lineage (Grandparents, Parents, Children, Grandchildren 18+) while the site renter is not present once per season for a maximum stay of 7 days with prior approval from resort's management. Application forms for allowing a family member of direct lineage to occupy a unit while the site lessee is not present are made available in the office and must be completed and approved prior to the guests arrival.

Guests of any type are not permitted to bring pets to Ogunquit Farm RV Resort and will be asked to leave the property immediately.

******Subletting, renting, or sharing your seasonal site with another party is not tolerated and will result in being asked to leave the resort!***

Vehicles: Each seasonal site may have up to two vehicles per site. Additional parking is available and is located at the front gate and near the B-section swimming pool.

******For everyone's safety please observe the 5mph speed limit and one-way signs.***

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Golf Carts: Golf carts must be registered with the office prior to use within the resort. Golf carts must have their own insurance policy with a minimum personal liability of \$100,000 per person. Once registered with the office, please display the golf cart registration sticker on the front of your golf cart.

Golf carts must adhere to all of the same road signs as vehicles. Golf cart operators must be 18 years of age and have a valid driver's license.

*****NO ATV's, UTV's, Dirt Bikes or Mini Bikes allowed.**

Bicycles, Scooters, Skateboards, Rollerblades: These are not to be used after dark for everyone's safety. Follow the direction of traffic. Move clear of the road when vehicles are present. Parents should be informing their children of these safety rules as vehicles are traveling on the same roads.

Pets: Ogunquit Farm RV Resort is pet friendly (one dog per site) as we believe animals play an intricate role in many families.

- All dogs must be registered with the office and they need to be owned by a resident whose name is on the site rental agreement.
- Dogs must remain leashed within the resort at all times.
- Owners are responsible for cleaning up after their pets. This includes both on your site and in common areas.
- For the protection of, and in consideration to other persons, noisy, aggressive, vicious, unruly or poisonous pets are not allowed at the resort.
- The owner of any pet is responsible for any injuries or damages caused by their pets. In addition, the owner of any pet that causes injury or damages to another is expected to resolve the issue directly with the injured party. Ogunquit Farm RV Resort is not responsible for any injuries or damages caused by pets.
- Residents who had 2 dogs during the 2021 season are grandfathered under the previous policy of allowing 2 dogs.

Social Gatherings: Please be considerate of your neighbors; quiet hours are from 10pm to 8am. Campfires must be kept under control and attended at all times. Fires must be fully extinguished prior to abandoning. Do not use accelerants, this is dangerous to yourself and others.

*****Quiet hours are from 10pm to 8am**

911 Emergencies: If possible, send someone to open the front gate so emergency vehicles can easily access the resort. Please provide directions to the first responders so they can access the scene as quickly and efficiently as possible. **Our gate is equipped with a siren operated gate opener that recognizes and automatically opens the gate with a "welp" siren. Please inform the dispatcher of this feature to ensure first responders can arrive as quickly as possible.**

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Common Areas

Laundry and Restrooms: Coin operated laundry is located in the clubhouse near the front pool and is available 24/7. Restrooms are available in the public buildings located near each pool. The building located near the B-section pool offers a coin operated shower.

Pools: Our swimming pools are open from 9am to dusk. There is no lifeguard on duty. All children under the age of 12 must be accompanied by an adult. Safety equipment and pool rules are displayed within each pool area.

Clubhouse: Free Wifi is available at the clubhouse. If you would like to use the clubhouse building for a special event, please contact the office to reserve a time.

Receiving and responding to phone calls and text messages is a courtesy we extend to our residents. In an emergency, we will respond as soon as possible, day or night. For all other messages, responses will be as time permits.

Mail Service: Ogunquit Farm RV Resort does not provide mail services. P.O. Boxes can be secured at either the Wells or Moody Post Office locations. All packages delivered to Ogunquit Farm RV Resort will be left on the clubhouse porch for pickup.

Utilities and Rubbish

Water: Water service is provided as an amenity covered by the site fee. As an effort to keep our water service included as an amenity, please be responsible with the usage. Limit watering of lawns to early in the morning and in the evenings, please do not use automated timers. Washing of units is permitted once per year. Washing of vehicles is not permitted.

Cable TV & Internet: Cable TV & Internet package is included in the site fee and is provided through Spectrum.

Electric: Electrical usage is billed to each individual site directly by Central Maine Power.

Rubbish: Our dumpsters are for the disposal of household trash **ONLY**. Please break down all boxes prior to putting them into the dumpsters.

Large items (chairs, tables, grills, bikes, TV's, mattresses, etc.) **CANNOT** be placed in or around the dumpsters. These items can be taken to the Wells Transfer Station, located at 386 Willie Hill Road. Hauling services are available in the area to come and remove these larger items. Please contact the office for additional information.

Yard Debris: Grass clippings, leaves, sticks, trimmed plants and other yard debris can be disposed of in our designated compost areas.

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Your Seasonal Site

Landscaping: Residents are encouraged to plant flowers and create a landscape that is their own. Please contact the office prior to digging on-site as we would be happy to help inform you of where the high-powered electrical, cable, water and sewer lines are located to prevent any issues.

Based on town ordinances, each site is allowed 1,200 square feet of lot coverage. Lot coverage is defined as any non-permeable material (stone, pavers, sheds, porches, campers, etc.).

******All hardscapes must be approved by the resort's management.***

******No equipment/machinery is allowed to be operated within the resort by anyone other than Ogunquit Farm RV Resort's employees.***

Storage Sheds: Storage sheds that are 6 feet or taller require a permit from the town of Wells. 7'x7' is the maximum size shed allowed within the resort.

Exterior Site Buffer Zone: All exterior sites must adhere to the "buffer zone", which is the area within 25 feet of the property line that must remain undisturbed. We would be happy to verify where the property line is for anyone with an exterior site.

Outdoor Showers: Outdoor showers are prohibited within the State of Maine.

RV Age Limit: Please note that Ogunquit Farm RV Resort does not have an age limit for Park Model units, although units and sites are expected to be well maintained.

Non-Park Model units (any unit manufactured with a rubber roof) that were owned by residents during the 2021 season can be resold on-site if they are well maintained and meet the resort's appearance guidelines. Any Non-Park Model units that were purchased after the 2021 season cannot be sold on-site if the age of the unit exceeds 10 years.

Appearance Guidelines: Overall, RV's within the resort should look and function as originally designed. Below is a list of possible scenarios, but not limited to:

- RV doors, windows, panels and accessories should be intact and operating as they were designed.
- Units should be free of neglect / poorly-repaired damages.
- Tarps are not approved as a long-term weatherproofing option.
- Exterior should not be unsightly, consisting of damaged panels, duct tape, excessive caulk, etc.
- Stick built rooms and/or sheds are not permitted.
- Neglected landscaping / site maintenance.

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Selling On-Site: We realize that a unit on a well maintained site is very attractive to potential buyers. Selling units on-site is a privilege extended by Ogunquit Farm RV Resort and is not a right. Units must meet the resort's appearance guidelines in order to be sold on-site.

Before a unit can be listed or advertised for sale, an on-site sales form application must be completed to receive approval from Ogunquit Farm RV Resort. Sellers will be charged a sales fee of \$1,500.00 for on-site transactions. Buyers must submit the proper paperwork and complete the interview approval process before any transactions may occur. All debts must be paid in full prior to the sale approval. The on-site sales fee must be paid in full before the buyers can occupy the unit within the resort.

One-Time Entry Fee: Any new residents who are either purchasing an existing unit on-site or moving a unit onto an open site will incur a one-time \$1,500.00 entry fee.

All sales must be approved by Ogunquit Farm RV Resort's management. Ogunquit Farm RV Resort reserves the right to regulate all sales. If a unit is sold without Ogunquit Farm RV Resort's approval the site will be relinquished and the unit will be removed.

Off-Season Sales: To ensure safety and protection of our residents property, as well as the physical safety for potential buyers and sellers, showings of units may not occur from November 1st through April 30th as the park is not maintained for access during the off-season.

Off-season: Much of the work to keep our campground a beautiful place to visit happens while the resort is closed. The shoulder seasons in early spring before the resort opens and in late fall after the park closes are essential for completing the necessary maintenance to our facilities.

If you must check on your unit during the off-season, please notify management prior to entering (either via email or text). **Ogunquit Farm RV Resort is not maintained for access during the off-season, therefore anyone entering the property while the resort is closed is entering at their own risk.**

Maintenance to sites or units in the off-season is not permitted without written consent from the resort's management.

Damage: Customers are responsible for all damages or destruction of property and any injury to persons caused by the guest or their family, visitors or pets. We reserve the right to charge guests accordingly for any damage they cause to the grounds and/or resort facilities, including but not limited to broken water lines, damaged/missing sewer connections, cable lines, landscaping, and excessive debris.

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The property is privately owned. The tenant or visitor accepts RV site or visiting privileges with the understanding that they hereby release the Ogunquit Farm RV Resort, its officers, and employees of all liability for the loss or damages to property and injury to their use of Ogunquit Farm RV Resort facilities and agrees to indemnify the Ogunquit Farm RV Resort, its officers, and employees against claims resulting from loss or damage to property or injury to the person or any member of the family or guest of the tenant arising out of the use of the RV Resort facilities. Camping has inherent risk associated with outside activities. We are not responsible for injuries or damages occurring as part of the inherent risk of any camping environment. I have read the above agreement and understand and agree to the terms and conditions set forth by the Ogunquit Farm RV Resort. For myself and on behalf of my family and guests, I understand and assume the risks of camping and outdoor activities. The management reserves the right to terminate a tenancy for violation of these rules and regulations without refund.

Ogunquit Farm R.V. Resort, LLC.

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