



2024 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 #: _____

Seasonal Rent Cost: The full, up-front seasonal rent cost is \$4,600.00 + 9% tax payable (\$5,014.00) in advance by check by August 15th, 2023, 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 1st, 2024, we reserve the right to keep \$550 for the cost of winter storage. **Cash is not accepted, unless tax is accounted for in cash payment.**

Deposits: If not paying in full up-front, a non-refundable deposit of \$1,500.00 is due on August 15th, 2023; balance divided into 8 monthly payments from September 15th to April 15th. If not paid in full by May 1st, 2024, we reserve the right to keep \$550 for the cost of winter storage. **Cash is not accepted, unless tax is accounted for in cash payment.**

Each site includes: Full water, sewer and electric hook-ups • 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 15th). The cost for a seasonal boat slip is \$1,000.00. **Cash is not accepted.**

Seasonal boat storage: Seasonal boat storage is \$350.00 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. **Cash is not accepted.**

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

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**. **We also reserve the right to terminate your contract / lease if necessary.**

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 be sure to contact the assessor's office at 207-627-4515 (extension 202) or assessors@cascomaine.org 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 flammables, grills, camper covers, boat covers, lawn chairs, furniture, 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. *Visitors may only bring dogs if they make us aware and provide up-to-date paperwork prior to entry.*

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.

RVs / Campers: Any new seasonal camper model must be approved by Adam or Brian. Selling of RVs: 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.

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

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. All carts must be insured, and liability waivers must be completed and returned. A Certificate of Insurance naming Crooked River Campground Inc. as additionally insured must also be provided. Operators in violation of the rules will be assessed a \$15.00 charge to their customer account for a first offense, \$20.00 for a second offense, and will no longer be permitted to have a golf cart on-site after a third offense.

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) per order Board of Health

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/landscape, ownership must be consulted.

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. 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. 10th), 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 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 online before entry.** All visitors' vehicles are to be parked on the site they are visiting, with. On holidays, a guest may not enter until having paid the entry cost and if they do not wish to pay, they will be asked to leave. 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). We allow a maximum of five guests and one-two guest vehicles per site. 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 for the next day. Visitors may only bring dogs if paperwork is provided.

Guest Rates: Our rates are enforced on holidays and price of entry must be paid by card and is as follows: Day rate (ages 5 and up): \$10.00 per person, Overnight rate (ages 5 and up): \$15.00 per person. *Immediate children, grandchildren, parents and elderly are free, but a liability waiver must be completed on our website prior to entry.* **Cash is not accepted.**

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 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 patios in adherence

to rules put in place by the State of Maine's DEP. 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 / Recurring Charges: **Credit cards valid past closing date (October 13th, 2024) must be on file for electric bills**. 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 the next day, and must be paid by card through **Square, intuit**, or by **check** within a 15-day window. Customers must cover any card processing or returned check fees. If the balance due is unpaid after those 15 days, we will charge the card on file for the balance due. We maintain the ability and rights to restrict access to the property and will therefore deactivate your key cards if your bill isn't paid within the 15-day window; an additional 20% Late Fee will also be due towards the originally billed amount.
Cash is not accepted.

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.). **Operating hours are 9:00 AM to dusk.**

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 beforehand - 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.

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.

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 21 and are not to be occupied without an adult (over the age of 21) present.

Camping Season: The camping season begins May 12th, 2024 and ends October 13th, 2024

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

Brian: 508-662-0244 • Adam: 603-553-9056 • camp@crookedrivercamping.com

Sign here if you have a golf cart on site (*must have 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 2024 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):	_____ CVV: _____
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