

## YANKEELAND CAMPGROUND - TRANSIENT RULES and INFORMATION

Emergency phone # 911 \* poison control 800-442-6305 \* Southern Maine Medical Center 283-7000 \* Police Department 985-6121 \* Kennebunk Auto Center 985-5885

- 1) Store hours during summer peak season are between 8:00 AM and 10:00 PM. Spring and fall hours will be posted.
- 2) Check in time – 12:00 PM / Check out time – 11:00 AM
- 3) We have coin operated showers.
- 4) Laundry room is located at end of main building near bathrooms / open 24/7.
- 5) Household trash is to be put in dumpsters.
- 6) We have a dumping station located behind the dumpsters.
- 7) Gate cards for security gate are provided in main office.
- 8) Maps to beach are available in the main office.
- 9) Coffee is served in the main building during the morning hours.
- 10) No more than six people per site and no more than two vehicles per site.
- 11) No bike riding after dark.
- 12) All children must be at their site by 11:00 PM.
  
- 13) Parents are responsible for the safety and behavior of their children, friends of their children, and their guests.
- 14) Noise levels (music, TV, radios, talking) should be at courteous levels at all times.  
**Quiet hours are between 11:00 PM and 8:00 AM.**
- 15) All fires must be in fire rings. Extinguish fires before turning in for the night. We reserve the right to monitor the size of the campfire. No cutting trees or limbs for firewood. (Firewood is sold in store.) No burning leaves or garbage of any kind in fire ring.
- 16) Visitors must register and pay in office. Visitors may not bring pets into the campground. Only registered campers on transient sites may bring their pets. They must be tied or on a leash at all times, and owners must clean up after them. Pets are not to be left alone on site. Barking and aggressive dogs will not be tolerated.
- 17) Pool hours are from 9:00 AM until dusk. There is no lifeguard on duty. Children under 12 years of age must be accompanied by an adult. No diapers, glass containers, or rough play in pool and pool area (patio and playground).
- 18) The use, display and possession of firearms, air arms, paint ball guns, fireworks, explosives, weapons and illegal drugs or substances is strictly prohibited. Violation of this rule will result in immediate eviction and removal of your personal effects, and the authorities will be notified. The tossing, throwing, etc. of rocks stones or other objects is prohibited.
- 19) Alcohol beverages are permitted, but drunkenness and loud or disorderly conduct will not be tolerated.
- 20) State law prohibits the discharge of gray water or black water (sewer) onto ground or stored containers. Gray and black water must be emptied into dumping station which is located behind the dumpsters.

Thank you for your cooperation – the management.

## YANKEELAND CAMPGROUND [Seasonal Rules]

The following information and regulations are designed to make your stay at Yankeeland Campground as pleasant and enjoyable as possible.

### (PHONE NUMBERS)

Emergency 911, \* Poison Control 800-442-6305 \* Southern Maine Medical Center 283-7000 \* Town Clerk 985-3675 \* police department 985-6121 (non-emergency) \* Kennebunk Auto Center 985-5885 \* Seacoast RV 282-3511 \* Maine-ley RV 284-5486

### (GENERAL RULES)

- 1) Registered campers are allowed no more than two vehicles per site.
- 2) All children must be at their site by 11:00.
- 3) Noise levels (music, radios, talking) should be at courteous levels at all times. Quiet hours are between **11:00 PM and 8:00 AM**.
- 4) Parents are responsible for the safety and the behavior of their children. No one under the age of 25 shall be allowed to use the unit without the homeowner being present. Residents are responsible for guest behavior in the park.
- 5) Pool hours are from 9:00 AM until dusk. There is no lifeguard on duty. Children under 12 years of age must be accompanied by an adult. No diapers, glass containers, or rough play is allowed in pool area (patio and playground).
- 6) Your visitors must register and pay in the office.
- 7) We have two laundry rooms which are opened 24 hours during the season.
- 8) All campers have access to the Mousam River. Canoes may be placed on the canoe rack and boats kept on shore. These are your responsibility and the management assumes no responsibility for theft or damage. Fishing is permitted, and licenses can be acquired at the Kennebunk Town Hall. Swimming is not allowed. The area near the river is closed at dusk.
- 9) No unit will be rented or sublet by owner.
- 10) All household trash is to be placed in and not on top of dumpsters. You must contact the management if you have anything else which you would like to dispose of. We will bring it down to the recycle center, and you will be charged the standard fee set by the recycle center for such objects.
- 11) All fires must be in proper fire rings. No cutting trees or limbs for firewood. (Firewood is sold in store.) No burning leaves or garbage of any kind in fireplace. We reserve the right to monitor the size of the campfire. Extinguish fires before turning in for the night.
- 12) The use, display and possession of firearms, air arms, paint ball guns, fireworks, explosives, weapons and illegal drugs or substances is strictly prohibited. Violation of this rule will result in immediate eviction and removal of your personal effects, and the authorities will be notified. The tossing, throwing etc. of rocks, stones, or other objects is prohibited.
- 13) Alcoholic beverages are permitted, **but drunkenness and loud or disorderly conduct will not be tolerated.**

- 14) Park Owners are not responsible for fire, theft, or damage in any place, shape or form to any trailer, park model, car or other personal property belonging to the occupants living therein. Neither will it be liable for any personal injuries, consequential or incidental damages incurring at or on the premise known as Yankeeland Campground.
- 15) Park owners reserve the right to amend these rules and regulations from time to time.
- 16) Should any portion of a provision of these rules and regulations be determined invalid or unenforceable under the laws of the State of Maine, such determination shall not affect the validity or enforceability of the remaining provisions herein.

#### (GOLF CARTS)

- 1) Golf cars must be registered in office. A self-adhesive number (your site number) will be provided at the office and will be placed on the golf cart in a visible location.
- 2) No one without a valid driver's license is allowed to drive a golf cart unless accompanied by an adult who is 21 years or over and is sitting beside them in the front seat.
- 3) The number of people on a golf cart will not exceed the intended seating capacity of the vehicle.
- 4) **No driving golf carts between the hours of 11:30 PM – 7:00 AM.** No evening driving is permitted without a headlight. (Flashlights are not a substitute for a proper head lamp.)
- 5) Golf carts must be operated properly. No horseplay, racing, or other misuse of vehicle is allowed. Driving a golf cart in the park is a privilege and driving recklessly and irresponsibly will incur the loss of this privilege.
- 6) Only factory built golf carts are allowed. No custom built golf cars; dune buggies; ATV'S; dirt bikes; and other similar motorized vehicles are permitted to be driven in the park. All motorcycles, motorbikes, motor scooters or any sound producing registered vehicles used for transportation shall be used only to enter and leave the campground.
- 7) No drinking of alcoholic beverages is permitted while driving a golf cart.

#### (ADDITIONS)

Any additional work to your unit or site, though not including normal repairs or maintenance, must be authorized by the management. This additional work would include:

- 1) Sheds: Sheds will not exceed 112 square feet. Maximum height of shed from the bottom of floor joist to the peak of the roof is nine feet. Sheds must be finished in a professional and timely manner.
- 2) Decks: All decks and patios no matter the size are subject to approval by management.

- 3) Rooms: We only allow manufactured Florida rooms and screen rooms. **No wooden structures!** Free standing commercial built screen rooms are to be no larger than 10 by 10 square feet.
- 4) Fences: Fences of any kind (including short decorative ones) must be approved by the management.
- 5) **Dog pens are not allowed!**
- 6) Standard fire rings are supplied by the park. If a custom or different style fireplace is desired, management's approval is necessary. Location and size will also be determined by park.
- 7) Do not plant trees on your site without permission.
- 8) Trees on your site will only be cut for safety reasons and trailer upgrades. The management will determine the degree of danger a tree may pose to the site.
- 9) Trees or limbs will not be cut for the purpose of receiving a signal from a satellite dish. Cable hookups are available at your site for TV and internet.
- 10) We have a lawn maintenance plan which we provide for a fee. If you wish to take care of your own site, lawn mowers are provided by management. If you choose to do it yourself **but are negligent in the upkeep of your site**, the management will cut your grass when deemed necessary for a fee of \$10.00 per visit.

Any changes listed above which are made without the consent of the management will be subject to removal at the camper's own personal expense.

#### (DOGS)

- 1) Dogs are permitted in park. There is a limit of two dogs per site.
- 2) Owners of dogs demonstrating any aggressive behavior to persons or other pets will be given one warning. A second offense will result in immediate removal of the pet. If pet is not removed, the registered camper will leave the campground. Barking dogs will not be tolerated. Again the owner of the dog will receive one warning. If the dog still resumes to bark and to disturb neighbors, the dog must be removed from the campground. If pet is not removed, the registered camper will leave the park.
- 3) **Dogs are not to be left unattended at any time.**
- 4) Pets are required to be on a leash at all times.
- 5) All pet litter must be picked up immediately.
- 6) No pets allowed in store and pool area.
- 7) Guests of campers may not bring their pets into the park.

#### (BIKES)

- 1) **No bike riding after dark!**
- 2) Do not park your bike in front of any doorway.
- 3) Bikes are not permitted in the office.
- 4) There will be no bike riding in the pavilion.

(SELLING OF UNITS)

- 1) You must inform the management if you wish to sell your unit and all sales must go through us.
- 2) The unit may remain on site until it is sold providing the rent payments are kept up. However, the management reserves the right to decide whether any unit in the park is sellable or not. If we think it is too old and too run down, the owner must remove the trailer from the park and then sell it on his/her own.
- 3) All fifth wheels and motor homes must be removed by owner. Those types of units are not in demand and we will not sell them in the park.
- 4) There will be a sales commission on each trailer sold.