

2026 SEASONAL INFORMATION AND RATES

Open May 8, 2026 to October 25, 2026



57 Bar Harbor Rd. Trenton, ME 04605

(207) 667-3600

camp@timberlandacresrvpark.com

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1. Seasonal Rate:

1. The total charge for the season rental of Campsite #_____ is \$3,800.00 plus applicable Maine state sales tax and fees. The full amount of \$4,146.00 less any deposit is due and payable on or before April 15, 2026. Failure to make said deposit or payment in full when due automatically voids this Agreement unless other arrangements have been made in advance.

2. Failure to communicate with the office about payments or failure to tell the office that you plan on not returning by April 15, 2026, will result in the full charge of your seasonal site before camper and belongings can be removed from Timberland Acres RV Park.

3. Any late payments will result in a \$20.00 per day late fee. **If a check bounces, a \$35.00 check bounce fee will be applied to balance.**

4. Tenants have been advised that winter storage is available if the Tenants desire to leave an RV in the campground during the winter months. The charge for winter storage from October 19, 2025, to May 1, 2026, shall be \$450.00 which sum shall be due and payable in full **no later than September 15, 2025**. Providing, however, that it is specifically understood that Timberland Acres Campground LLC and Colton and Morgan Sanborn are not responsible for any damage to any property stored in the Campground by Tenants. Timberland Acres Campground LLC and Colton and Morgan Sanborn assume no obligation of any kind to secure Tenants property or to provide any security for the campground during the off-season months. Tenants fully understand that in the event of theft or damage to their property, they are solely and exclusively liable for said damages and should maintain insurance against said loss. Tenants by signing this Agreement hereby release Timberland Acres Campground LLC and Colton and Morgan Sanborn and their employees from any and all liability resulting from any damage to the Tenants RV, or other property, stored on the premises during the off-season months. If snow removal from the roof is an issue, call or email us to make arrangements so that, if

possible, we can open the gate for you. The \$450.00 winter storage fee will be applied to the balance of your seasonal site in 2026. If you do not return as a seasonal camper in 2026, you will forfeit the \$450.00 as winter storage fees and must inform the office by April 15, 2026 in order to avoid paying the total seasonal cost.

5. For non-returning campers, your **RV must be removed no later than May 1, 2026**, or Timberland Acres Campground RV Park will remove the camper from the site. If you choose not to leave your camper on site and wish to reserve your site for the 2026 camping season, a non-refundable deposit of \$450.00 is due by **September 15, 2025**. If deposit is not received by September 15, 2025, you will forfeit your site for the 2026 camping season.

2. Due Dates:

September 15, 2025 All Returning seasonals must pay their non-refundable deposit of \$450.00.

*Once a seasonal site is offered to a new guest, a non-refundable deposit of \$450.00 is required at that time.

April 15, 2026 Remaining balance due. \$3800 plus 9% tax and fees, less any deposit made.

*Payment plans are accepted during the off season, November to March. Final payments **MUST** be made by April 15, 2026, no exceptions.

3. Seasonal Requirements:

Incoming units must be 10 years old or newer. Exceptions may be made at management discretion.

Seasonal sites **may not be assigned, transferred or sublet by the Tenants.** If Tenants decide to terminate the contract before the end of the season, Tenants will not be entitled to any refund of the seasonal payments. Payment of a seasonal site is NOT TRANSFERABLE AND NOT REFUNDABLE.

4. Occupants and Visitors:

All seasonal sites are for 2 adults & 2 children. Each additional adult or child over the age of 5, listed on the seasonal contract and living on the seasonal site, is required to pay an additional \$100 per month occupancy fee per extra person.

Family Members who will be frequently visiting you must park in designated parking areas only and not on the road, grass, someone else's site or vacant sites. *If listed on your contract, once they have stopped by the office on their initial visit to pick up their pass, they will have the privilege to come and go as you do without additional stops to register at the office.* As our seasonal tenant/camper, you understand that you are responsible for their behavior and compliance with all park rules. Any non-compliance will result in immediate removal from park property. Permission to re-enter the park may or may not be granted in the future.

If family members change vehicle(s) prior to, or during the season, they shall provide information regarding a new vehicle to Timberland Acres RV Park so that Timberland Acres RV Park can properly maintain records of vehicles allowed in the park. It is imperative that this information be provided to Timberland Acres RV Park as soon as it reasonably becomes available to the Tenants.

Visitors not listed on the seasonal agreement will be subject to a \$5 visitor fee and must acquire a pass to access the RV park.

VISITOR REGISTRATION: Visiting hours are from 9:00 A.M. to 9:30 P.M. **All visitors must register at the main office, pay a visitor fee, and display a car tag in their vehicle.** Any unregistered vehicle/visitor will

be asked to leave the campground. All visitors must leave the campground by 9:30 p.m. **NO EXCEPTIONS.** Day Visitors may not bring pets to the campground. This is a private campground; those who do not register will be considered to be trespassing. *Seasonal tenants/campers are responsible for the behavior of their visitors and making sure they obey our rules.*

5. Trash and Recycling:

Each seasonal camper is responsible for taking their trash to the dumpster located in front of The Tavern. All trash should be bagged. Do not leave trash out overnight. Any trash that can not fit in the dumpsters must be taken off premises.

Bottles, cans, plastics, newspapers, magazines, etc. should be separated from regular household trash for recycling. The recycle bins are next to the dumpsters. All *corrugated cardboard* should be taken to the dumpster *behind the office*. We appreciate and thank you for recycling.

6. Conduct:

SPEED IN THE PARK: Speed is limited to 5 MPH on campground property starting when you enter the driveway. Please watch your speed throughout the campground. This is strictly enforced. Timberland Acres RV Park reserves the right to speak to those who do not comply.

QUIET HOURS: Between the hours of 10:00 p.m. to 7:00 a.m. noise interfering with the peaceful enjoyment by campers of adjoining sites is strictly prohibited. Children must be on their site by 9:00 p.m. and supervised by an adult.

SMOKING: Smoking is not permitted in public areas (pool, laundry, arcade, office, bathhouse, playground, and pavilion). Additionally, smoking is not permitted within 20 feet of any building or public area.

RESTROOMS: *PLEASE HELP KEEP OUR RESTROOMS CLEAN.* For everyone's safety, children should be accompanied by an adult when using the restrooms and bathhouse. No loitering in the bathhouse. No smoking allowed inside or outside the bathhouse. No bike riding on paths leading to or around the restrooms.

7. Golf Carts:

ATVS/UTVS: All terrain vehicles or similar type motor vehicles are not permitted on the property.

GOLF CARTS: Tenants are allowed to use golf carts on campground premises provided the Tenant has proof of liability insurance, a copy of "Certificate of Insurance" must be provided for the office files. Only tenants with a valid driver's license may operate the golf cart on campground property.

Timberland Acres RV Park does have golf cart rentals. A golf cart agreement and valid drivers license must be on file.

Manufacturer's seating requirements must be followed. The site # must appear on the cart and be visible on the driver's side. Golf carts may be used after dark providing there are proper head and running lights. No golf carts are allowed to be operated between the hours of 9:30pm and 7am. It is recommended that keys not be left in the golf cart when unattended.

8. Pool:

No lifeguard on duty – Swim at your own risk.

Do not swim alone. Pool hours are 9:00 am to sunset. Children 16 and under must be accompanied by an adult. No unsupervised small children allowed in the pool area or pool. Infants in diapers must wear swimming diapers. All pool users must be clean and shall shower prior to entering the pool. All pool users shall avoid using the pool if they are experiencing symptoms of vomiting, diarrhea, skin rash or open wounds. Urinating,

discharge of fecal matter, expectorating (spitting), spouting water, and blowing one's nose in the water are not allowed. No food or beverages are allowed in the pool area. Horseplay in the pool area is strictly prohibited. No diving from the edge of the pool. No running, pushing or shoving. No animals in the pool or inside the pool gate. Swimmers must wear appropriate swimming attire. Parents/Adults are responsible for supervision of children. Pool privileges will be revoked if rules are broken. Phones are available outside and inside the arcade.

9. Fire Rings and Campfires:

Do not burn trash. Campfires must never be left unattended and fire rings are not to be moved. All campfires must be extinguished before going inside at night. No pallets are to be burned or stored on your site. Trees are being destroyed through the transportation of invasive insects and diseases in firewood. Protect the places you love by not moving firewood. Do not take firewood with you on your camping trip. Instead, purchase it where you will burn it.

10. Pets:

Pet owners are responsible for cleaning up after their pets, both when walking and on their sites. Pet waste should not be left on your site and must be disposed of in the dumpsters only. Do not throw pet waste into fire rings or around the surrounding woods. If outside pet pens are used, they must be cleaned daily. Pets must be on a short leash at all times and never unleashed. When leashed at the campsite, the leash will not allow the pet to extend off a site in any direction. Pets must never be left unattended. Children shall not be allowed to walk pets unless accompanied by an adult. All pets should have proper vaccination papers on file. Copies will be retained in the office. If any pet is creating a disturbance, the pet shall immediately be removed at the request of the Management. *Pets are not allowed in the Restrooms, Laundry Room, Playground, Arcade or Swimming Area with the exception of licensed service animals.* Having a pet in the RV park is a privilege which can be revoked at any time.

11. Recreational Equipment Use:

Wheeled Items (bicycles, scooters, roller blades, skateboards, etc.): May be ridden throughout the park during daylight hours only. **Wheeled items may not be used after sunset and must be on your site at that time.** No riding on the paths around the bathhouse or on/through empty camp sites. Wheeled items are not allowed in the pavilion. **Maine law requires that all children under the age of 16 years must wear safety equipment to include a helmet.** Please educate your children as to the proper use and etiquette of using their wheeled items around vehicles. Bicycle, or wheeled items, safety rules must be adhered to, or riding privileges will be suspended. Passing cars, golf carts, etc. is strictly prohibited.

PLAYGROUND: The playground by the pool is for children **13 years and younger**. No unsupervised children allowed. Parents are responsible for supervision of their children. Do not play on the playground when wet. We recommend children remove hood and neck drawstrings, scarves and mittens if connected through the sleeves prior to playing on equipment. Proper footwear required. No running, pushing or shoving. No dogs allowed. No glass or alcoholic beverages. No other equipment is permitted on the playground, bikes, balls, toys, etc. The playground is open during daylight hours only and closes at sunset.

12. Parking:

All sites are made for one vehicle. Any additional vehicles that do not fit on your site must be parked at the pool area, storage area or in the office parking lot. Do not park on empty sites as empty sites may have reservations at any time. No parking on the campground roads, grass, or in front of the laundry room is permitted.

13. Mail Delivery:

Packages and mail are allowed to be forwarded to the campground office, please make sure your name is on the package or mail. Mail will not be delivered to sites.

14. Utilities and Taxes:

14.1 Electric meters- During the 2026 camping season, tenants hereby agree that in addition to the payment of a seasonal fee, they shall pay for electricity used at their site. Each seasonal site is equipped with a metered service box. This expense will be billed on the 15th of each month by Timberland Acres RV Park and will be due and payable by the 15th of each month. Each seasonal camper is responsible for reaching out to the office to pay their electric bill on the 15th of each month. If leaving before the end of the season, please request that your electric meter is read prior to your departure. Payment for all electricity should be made prior to departure and no later than October 25, 2026. Electric bills are based on a sliding scale with the rate provided by Versant Power.

14.2 WI-FI- Basic Wi-Fi is provided free of charge as a convenience for our campers. The Wi-Fi site is monitored. Any misuse of the Wi-Fi will result in loss of privilege. During peak times, Wi-Fi usage may be limited. We do not guarantee speed or reliability.

14.3 Property Taxes- Seasonal campers may be subject to motor vehicle excise tax, personal property tax, or real estate tax. It is up to each individual customer to determine the appropriate level of tax. Please refer to Maine Revenue Services Property Tax Division Property Tax Bulletin No. 6 to determine what is applicable to your situation.

15. Construction:

DECKS/PLATFORMS: The City of Ellsworth requires that a permit be obtained for structures covering more than 10 square feet and that construction must comply with the requirements of zoning districts. Construction cannot begin without providing management with a copy of the permit obtained from the city. See office personnel before starting any construction project, so that management can approve deck design and quality for safety purposes. Decks shall not extend beyond the length of the camper nor more than 10 feet from the side of the camper. All construction must be completed by May 31st. Any construction after May 31st must be approved

and scheduled with Management. No construction will be allowed on holiday weekends. Once decks and platforms are built, these become property of Timberland Acres Campground LLC. Decks and platforms must remain on the site even if you choose to end your seasonal contract.

SHEDS: Permits from the City of Ellsworth must be obtained prior to delivery or construction. Management must approve storage sheds prior to delivery or construction. No storage sheds are permitted on sites on the main road of the campground. See management before construction/delivery of any building.

16. Site Maintenance:

CAMP SITES: Each seasonal camper/tenant is responsible for keeping their site neat, tidy and free of clutter. Trash, bottles, tarps, totes, etc. need to be stored in an appropriate place/disposed of. Unless other arrangements are made, mowing and trimming of a seasonal site is your responsibility, additional charges will apply if not maintained by the tenant. Please see office personnel before using our mowers or other equipment. Please DO NOT damage or cut trees in the campground. If trimming is necessary, please contact management. *The dumping of grey water on the ground is against the law.* Anyone caught dumping grey water on the ground will be evicted immediately, without refund. One camper unit per site. NO sleeping tents, extra campers, etc. are allowed on any seasonal site.

TREES/FLOWERS: We encourage tenants/campers to beautify their sites by planting flowers or plants. The cutting or pruning of any tree is forbidden. Nails and screws are also prohibited in trees. Each camper/tenant is responsible for the landscaping of their own site. The tenant is responsible for plants, grass, stone, etc. if desired. There will be a charge for any of these services provided to the tenant by the campground. Strings, ropes, lights, etc. must be removed at the end of the season. Any tarps used to cover items in the winter must be removed by May 1st and are not allowed to cover items before October 10, 2026.

17. RV Washing:

Trailers/RVs that are in the campground year-round may be washed once in the spring and once in the fall with permission from the office. Vehicles may be washed with permission from the office.

18. Selling Your Camper:

Management must be notified prior to displaying any signs or advertisement for the sale of a trailer. For sale signs are not to be posted on the site. When advertising outside the park, the ad should not include the park name or site of the RV for sale. A personal contact number only should be provided. You must be present to show the trailer to prospective buyers. Before prospective buyers enter the park, they must register at the office like any visitor. Prospective buyers must be informed that the sale of the trailer is separate from the site. Management determines the future use of the site. Sites cannot be subleased. If you decide to terminate the contract before the end of the season, you will not be entitled to any refund of the seasonal payment. Seasonal sites and payments are not transferable.

