

Timberland Acres Campground LLC 2027

Seasonal Rental Agreement & Rules

Timberland Acres RV Park, for consideration paid, grants to the individuals listed below the use of a seasonal campground site for the 2027 season, subject, however, to certain terms and conditions which are more fully set forth herein. The undersigned, however, hereby covenants and agrees to comply with the terms of this Seasonal Rental Agreement and to comply with the Rules and Regulations of Timberland Acres RV Park, a copy of which is attached hereto and incorporated herein by reference. This Agreement shall be valid for the 2027 season which begins May 7, 2027 and ends on October 24, 2027.

1.The individual(s) (hereinafter Campers) leasing Campsite #_____is:

NAME: _____

STREET: _____

MAILING: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PHONE #1: _____ PHONE #2 _____

EMAIL ADDRESSES: _____

FAMILY MEMBERS/CHILDREN LIVING WITH YOU AND STAYING ON YOUR SITE:

(Sites are for 2 adults & 2 children under the age of 18) Additional adults and children must be approved.

_____	_____
_____	_____

EMERGENCY CONTACT:

Name: _____

Telephone: _____

2. The seasonal site is limited to the occupancy of the campsite by the Campers listed above, and dependent children under the age of 18 residing in the same household as the Campers. This rule is strictly enforced, and no additional individuals may occupy the campsite unless permission is obtained in writing in advance from Timberland Acres RV Park.

3. The description of the RV to be placed on the site is as follows:

YEAR: _____ MAKE: _____ MODEL: _____

SERIAL NO: _____ LENGTH: _____

PLATE: _____ STATE: _____

Each Camper is responsible for compliance with State of Maine Property Tax Bulletin No 6 which explains compliance requirements with Title 36, MRSA, Sections 551, 553, 603, 1481-1491 December 9, 2019; replaces December 5, 2017 revision for taxation of Mobile homes, camper trailers. Copies of this bulletin will be available in the office.

3. The Campers are limited to two (2) vehicles per site. Each vehicle must be parked on the site, not on the grass, in the road, nor another occupied or vacant site. As sites are designed for one vehicle and one RV, if sufficient space is not available on your site, the second vehicle must be parked at the pool area, storage area, or office parking lot. The vehicles that currently will be occupying the site are the following:

#1 Vehicle:

MAKE: _____ PLATE: _____ STATE: _____

#2 Vehicle:

MAKE: _____ PLATE: _____ STATE: _____

If Campers 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 Campers.

4. Family and friends who will be frequently visiting must register in the office every time they visit and park in designated parking areas. Visitors are not to park on the road, grass, someone else's site or vacant sites. Visitors who frequent the campground may purchase a **Seasonal Guest Pass for \$100.00**, which includes a seasonal guest sticker and allows unlimited visits for the season. Visitors who do not purchase a Seasonal Guest Pass will be charged **\$5.00 per person or \$15.00 for parties of 4 or more** and will receive a one-day guest pass for each visit. As a seasonal Camper, you are responsible for family and friends' behavior and compliance with all park rules. Campers are responsible for having guests stop and register in the office. 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. Accommodations can be made on a case by case basis, please speak to management to discuss further.

5. The total charge for the season rental of Campsite #_____ is \$4,200.00 plus applicable sales tax and fees. The full amount of \$4,588.00, less two deposits, is due and payable on or before April 15, 2027, unless other arrangements have been made and approved with management. Failure to make said deposit or payment in full when due automatically voids this Agreement unless other arrangements have been made in advance. If a check bounces, a \$35.00 check bounce fee will be applied to balance.

6. If the balance is not paid on or before April 15, 2027, the Campers shall be required to remove any RV or other belongings that they own from the Campground

by May 1, 2027. In the event of Camper's failure to remove these items, Timberland Acres Campground LLC will take ownership of any abandoned property and Camper will be subject to any fees that will occur.

If you choose not to leave your camper on site and wish to reserve your site for the 2027 camping season, a non-refundable deposit of \$500.00 is due by September 15, 2026 and an additional non-refundable deposit of \$500.00 is due February 15, 2027. If both deposits are not received by due dates, you will forfeit your site for the 2027 camping season.

Due Dates:

September 15, 2026: First non-refundable deposit of \$500.00. This deposit secures The Camper's site for 2027 and covers winter storage.

February 15, 2027: Second non-refundable deposit of \$500.00.

April 15, 2027: Remaining balance due.

Payment plans are accepted during the off-season, November to March.

7. Timberland Acres Campground LLC offers off-season storage to Campers if they desire to leave an RV in the campground during the off-season months. The charge for winter storage from October 25, 2026 to May 1, 2027, shall be \$500.00 which sum shall be due and payable in full no later than September 15, 2026. Providing, however, that it is specifically understood that Timberland Acres Campground LLC are not responsible for any damage to any property stored in the Campground by Campers.

Timberland Acres Campground LLC assumes no obligation of any kind to secure Campers' property or to provide security for the campground during the winter months. Campers 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. Campers, by signing this Agreement hereby release that Timberland Acres Campground LLC and its members, officers, managers and their employees from any and all liability resulting from any damage to the Campers RV, or other property, stored on the premises during the off-season months. If snow removal from the roof is a concern, you must call or email us to make arrangements so that, if possible, we can open the gate for you.

8. During the 2027 camping season, Campers 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 invoice will be available in

the office on the 15th of each month, starting in June and the final one will be on the last day of the season in October. Each seasonal camper is responsible for contacting the office to pay their electric bill on the 15th of each month. If you leave 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 24, 2027. Electric bills are based on a sliding scale with the rate provided by Versant Power.

9. Campers are allowed to use golf carts on campground premises, provided that the Campers provide the office with proof of Liability Insurance. A copy of the "Certificate of Insurance" must be on file in the office. Only campers with a valid driver's license can operate the golf cart on campground property and must follow manufacturer's seating requirements. The Site # must appear on the cart and be visible on the driver's side. No golf carts after dark unless the cart has proper head and running lights. Golf carts must be parked on the owners' site during quiet hours (10pm-7am). When unattended, keys should never be left in the ignition.

Initial_____

10. All sites have a picnic table and fire ring. The fire ring cannot be moved unless the Campers have permission from management. Any improvements to a fire ring must be approved by management of Timberland Acres Campground LLC. When Campers decide to vacate the site any improvements to the fire ring must remain on the site.

11. The parties hereby acknowledge that this Seasonal Rental Agreement is executed between the parties hereto and may not be assigned, transferred or sublet by the Campers. If Campers decide to terminate the contract before the end of the season, Campers will not be entitled to any refund of the seasonal payments. Payment of a seasonal site is NOT TRANSFERABLE AND NOT REFUNDABLE.

12. The Campers hereby grant express permission to Timberland Acres Campground LLC the use of photographs of their site, themselves and their children, which may be taken during the season and used in promotional brochures, websites, social media, or other publications produced by Timberland Acres Campground LLC. By signing this Agreement express permission is hereby granted to Timberland Acres Campground LLC to use these photographs without compensation or additional permission of any kind from Campers.

13. Campers hereby state that they intend to bring the following pet(s) to the campground during the season:

Name of Pet _____ Type _____ Tag # _____

Name of Pet _____ Type _____ Tag # _____

For each pet in the campground, vaccination papers are required. Please provide copies for the office records. Campers expressly understand that there are rules and regulations governing pets on the property and hereby agree to comply with said rules and regulations.

14. Campers hereby acknowledge that they have been provided with a copy of the Rules and Regulations of Timberland Acres RV Park, have read said Rules and Regulations and understand that failure to comply with the Rules and Regulations may subject them to eviction with no refund.

Dated at Trenton, Maine this _____ day of _____, 20_____.

TIMBERLAND ACRES RV PARK

DBA TIMBERLAND ACRES CAMPGROUND LLC

Seasonal Camper _____

Seasonal Camper _____

Timberland Acres Campground LLC _____

PLEASE READ AND SIGN THAT YOU HAVE READ AND THAT YOU UNDERSTAND THE FOLLOWING:

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.

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.

PARKING/VEHICLES: **Most sites are made for one vehicle.** Any additional vehicles that do not fit on your site must be parked at the recreation/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 or grass is permitted.

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 campers are responsible for the behavior of their visitors and making sure they obey our rules.*

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. No riding 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 bicycles, or wheeled items, safety rules must be adhered to, or riding privileges will be suspended. Passing cars, golf carts, etc. is strictly prohibited. **Battery operated wheeled items are strictly prohibited for those 16 and under, this includes E-bikes and battery operated scooters.**

ATVS/UTVS: All terrain vehicles or similar type motor vehicles are **not** permitted on the property. Any extra equipment, including utility trailers must be stored in storage, not on sites.

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

Manufacturer's seating requirements must be met. The site # must appear on the cart and be visible on the driver's side. Golf carts may be used after dark providing the proper head and running lights. Golf carts are not allowed to be operated between the hours of 10pm and 7am. It is recommended that keys not be left in the golf cart when unattended.

PROPANE: Please come to the office before requesting/leaving propane tanks at the filling station. Tanks can be left at your own risk. Your name and site number must be displayed on your tanks before leaving them at the filling station. Payment for all propane is expected prior to or immediately after filling. Propane Tank Recertification - all tanks must be certified after 10 -12 years, please check the purchase date stamp on your tank. For your safety and the safety of others, we will not fill outdated tanks.

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 in 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. An emergency phone is available outside the arcade.

LAUNDRY: Laundry Room hours are 7:00 am to 10:00 pm. Doors will be locked at 10:00 pm. Laundry should not be left unattended and should not be started after 9:00 pm. No smoking inside or outside the building. No pets are allowed inside the building. Timberland Acres Campground LLC is not responsible for lost or stolen items.

TRASH/RECYCLE: 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.

RECYCLE: Please separate bottles, cans, plastics, newspapers, magazines, etc. 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.

SMOKING: Smoking is not permitted in public areas (pool, laundry, tavern deck, 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.

CHILDREN: Children may not stay at your site or on premises when you are not there. **Campers must always accompany any children aged 7 and under on the property of the campground.** Parents are responsible for the safety of their children and any loss or damage caused by their children. Please keep in mind that Maine and Federal laws prohibit the use of tobacco by people under 21 years old. Also, any consumption of alcohol by a minor (under 21) will not be tolerated and will be grounds for eviction of the seasonal site.

PLAYGROUND: The playground 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.

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 on the grounds is a privilege which can be revoked at any time. Rabies papers must be on file to use our dog park. Pets must be picked up after and watched at all times. Dog park privileges can be revoked at any time if we deem appropriate.

CAMP SITES: Each seasonal Camper 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. **If you choose to cover your camper for the winter, your camper may be covered during the last week we are open in the 2026 season (10/18-10/25) and must be uncovered by May 7, 2027.** Please see office personnel before using our mowers or other equipment if needing to borrow. 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 per site. NO sleeping tents, extra campers, etc. are allowed on any seasonal site.

TREES/FLOWERS: We encourage Campers to beautify their sites by planting flowers or plants. The cutting or pruning of any tree is forbidden. Nails are also prohibited in trees. Each Camper is responsible for the landscaping of their own site, including plants, grass, stone, etc. if desired. There will be a charge for any of these services provided to the Camper by the campground. Strings, ropes, lights, etc. must be removed at the end of the season.

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.

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 the 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 platforms and decks require management approval. 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.

SEWER HOOKUPS: We ask that all sewer connections be tight and leak proof. We recommend that all pipes be hard pipe as opposed to slinky. We recommend all campers use toilet paper designed for use in recreational vehicles to avoid paper clogs. Allow your tanks to fill up to $\frac{3}{4}$ full before opening the gate valve to purge the tanks. Gate valves must not be left open on the black water tank until you are ready for purging. For more information or assistance, please contact the office. Do not dispose of paper, clothing, sanitary napkins, tampons, grease, rocks, food scraps or anything that is not human waste in the sewer system. Any plumbing issues caused by the Camper will be corrected at the Camper's expense.

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.

Wi-Fi: 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.

FIREWORKS: Fireworks/firecrackers of any kind are not permitted on campground property. Anyone found to have or use fireworks will be evicted immediately without a refund.

TAXATION OF MOBILE HOMES, CAMPER TRAILERS AND TRUCK CAMPERS:

These 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.

SALE OF TRAILERS: 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.

SEASON: The 2027 season begins May 7th and the last night will be October 23rd.

Under no circumstances is anyone allowed to stay in their campers out of season. If snow removal from the roof is an issue, or you would like to check your camper, call (207-667-3600) or email (camp@timberlandacresrvpark.com) to make an appointment so that, if possible, we can open the gate for you. DO NOT enter the grounds without prior permission.

Timberland Acres Campground LLC is intended to be a friendly, family-oriented campground. We reserve the right to evict anyone who does not comply with these Rules and Regulations which are intended to make your stay safe and enjoyable. However, if evicted, you will not receive a refund and shall be required to immediately vacate the site.

INDEMNITY: Campers agree to defend, indemnify and hold Timberland Acres Campground LLC harmless from any loss, damage, claim, demand, suits, judgements, or liabilities which Timberland Acres Campground LLC may incur and any costs, expenses and Attorney's fees to which Timberland Acres Campground LLC may be put, arising from any injury or resulting from the use of the leased premises by the Campers, guests, or invitees, unless such loss or damage was occasioned by the negligence of Timberland Acres Campground LLC.

WE HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THE RULES AND REGULATIONS FOR TIMBERLAND ACRES CAMPGROUND LLC AND AGREE TO COMPLY WITH THEM. WE FULLY UNDERSTAND THAT FAILURE TO COMPLY MAY BE CAUSE FOR EVICTION WITH NO REFUND.

Seasonal Camper: _____

Date: _____

