



430 Route One – Wells, Maine 04090  
Mailing: 198 Saco Avenue, Old Orchard, Maine  
(207) 646-5008 (207) 934-1755 (24 Hours)

----- Rules and Regulations-----  
Revised, September 2017

Emergency Service: Contact the Meadowledge office between the hours of 8am and 6pm each day-or call (207) 934-1755 emergency service. Additional emergency numbers are listed below:

" Ambulance: 646-5521 "Poison Control: (800) 442-6305 "So. Maine Medical Center: 283-3663  
·York Hospital: 363\_4321 "Fire/Police: 646-5521  
'Veterinary Service: 646-8323 =Emergency Park Model Service: 282-3511

The following information and regulations are designed to make your stay at Meadowledge as pleasant and trouble-free as possible. Please let us know if there is anything further we can do. Your suggestions are always welcome.

1. **Season**

Meadowledge is for seasonal use only: May 1 through October 31

2. **Payment**

Annual site rental may be paid all at once, or in installments as outlined in your annual bill. Homeowner will be subject to a \$50.00 charge for any check given in payment of rent, or other amounts due, that is refused by the bank. Any payment postmarked more than 5 days from the due date will be subject to a 10% late fee.

3. **Utilities**

The Park provides normal electricity, water, sewerage, and cable TV. The Park Owner reserves the right to install wastewater flow meters which will remain the property of the Park Owner. Management reserves the right to charge for excessive utility use. You will be charged for excess use such as leaving an air conditioner running while away, or excess lawn watering.

4. **Resale and Renting**

No park model or lot will be rented or sublet by an owner without prior approval of the Park Owner. Leases may be allowed subject to being for the entire season in writing with a copy of the lease provided to the Park Owner and must include authorization for the Park Owner to evict the tenants/lessees/owner for violation of the Park Rules and Regulations. The boarding of individuals or the renting of rooms is not permitted. The Park Owner must be provided with a signed acknowledgment that the Lessee has been provided with a copy of the Park Rules and Regulations. Any new resident purchasing a home from anyone other than the park owner, unless previously agreed to, shall be subject to a park entry/administration fee of \$1,500.00.

"For Sale" sign may not be attached to a park property or trees. They must be attached to the interior of the home. The owner of a park model in the park has the right to sell his/her home. A homeowner who intends to sell his/her mobile home through a real estate broker must have the agent contact the Park Owner prior to listing the home for sale. A copy of these Rules and Regulations will be furnished to the agent.

5. **Fire**

Residents are permitted to use barbecue grills (must be attached at all times); open fires, however, are strictly prohibited.

## **6. Additions**

All add-ons to units must have prior written approval of the management and a Town of Wells permit; detached buildings are prohibited. **Storage sheds** are allowed with the prior approval of the Park Owner. The buildings must be neat, constructed in a workmanship like manner, painted, or otherwise finished, and out of the neighbors' view as much as possible.

## **7. Clothes Lines**

Permanent and/or visible clothes lines are prohibited.

## **8. Landscaping**

We encourage residents to plant flowers & shrubs which will enhance the appearance of individual sites; however, to ensure that one resident's garden does not become someone else's nuisance, we ask that you check with the management before planting. Any type of fencing, except to screen utilities, is prohibited.

## **9. Maintenance**

Residents are responsible for site maintenance (mowing & watering lawns, trash disposal, etc.) Notice: Management reserves the right to perform these services & bill residents for the cost of the services if the site shows signs of neglect. Any grass 6" or taller shall be deemed in need of mowing. The first instance the charge will be \$50.00. Repeat maintenance will be \$75.00 per action, or actual cost.

## **10. Lawn mowers & Tools**

Lawn mowers & tools are available for resident use. They are located in the shed behind the community building. Please return after use and report any problems. Each person using these items does so at his/her own risk and hereby indemnifies and holds harmless Meadowledge RV Resort Limited Liability Company. You must follow ordinary and customary safety procedures.

## **11. Trash Dumpsters**

Dumpsters are located, as necessary, around the park. Disposal of furniture, heavy metal, white goods, etc., is not permitted in the dumpsters. Such items must be transported to the Town Dump. Please cut down/flatten cartons & boxes. Please use both openings for the dumpster-overfilled dumpsters attract pests. Natural refuse (leaves, branches, etc.) may be deposited at the rear of the park-well down the woods road & out of sight or per instructions located in the dumpsters area. No trash/garbage is to be left unattended at any other location in the park.

## **12. Parking**

Parking is not permitted on the roads in the park. Additional parking has been provided for guests. Residents shall not repair, overhaul, disassemble, paint or change oil inion any vehicle or automobile in the park.

## **13. Community Building/Laundry**

Normal operating hours of the community building and laundry are 7am to 9pm. Please do not overload the washers and dryers. Let us know of any problems with the facilities or the equipment. Residents are responsible for cleaning the lint traps after using the equipment. Management is not responsible for items left unattended in the laundry. Please do no leave children unattended in the laundry. Use of the community building for special occasions may be extended beyond 9pm with prior approval of the management.

## **14. Swimming Pool**

Pool hours are 8am to dusk +/- . Since there is no lifeguard at the pool, for your safety, please abide by the following rules: Swimming alone (just one person in the pool area) is not permitted; children under 14 years of age must be accompanied by an adult; all children must be toilet trained; shower prior to entering pool; glass containers are NOT permitted in the pool area; smoking and alcoholic beverages are NOT permitted in the pool area; pets are not permitted in the pool area; diving, jumping and/or horseplay are not permitted. To avoid overcrowding, please be considerate about the number of guests you invite to the pool at any one time. Failure to do so may prevent other residents from enjoying the pool. If you

bring any personal items (ie., food, containers, towels) into the pool area, please remember to take these items with you when you leave the pool area.

**15. Guests**

Meadowledge is for the exclusive use of its residents and there is currently no charge for guests. If you have granted the use of your unit to immediate family members, please notify the Meadowledge office immediately with respect to name, license number of car, and the number of people in the party. Residents are responsible for guest behavior in the park.

**16. Noise**

Residents are asked to keep noise at responsible levels particularly in the evening (after 9pm) and in early morning (before 8am). It is important to be considerate of others.

**17. Speed**

Speed limit within the park is 10 mph. Please drive carefully, follow all traffic regulations and be especially alert for children. Violators are subject to a \$100 fee which will be added as additional rent.

**18. Pets**

Out of consideration for other residents, pets must be leashed and attended at all times and residents are responsible for cleaning up after them. Animal waste must be removed immediately after it is deposited anywhere in the park. Especially with respect to dogs, residents are asked not to leave them unattended indoors or outdoors for long periods of time, as their barking can become a nuisance to others. Complaints will be brought to your attention. Pets are NOT permitted in the pool area. If your pet becomes a nuisance after notice, you may be required to remove it from the facility.

**19. Termination of Tenancy**

Eviction of tenant. A tenancy may be terminated by a Park Owner for one or more of the following reasons:

- A) Nonpayment of rent or reasonable incidental service charges, provided that no action for possession shall be maintained if prior to the expiration of a notice to quit, tenant shall pay or tender all arrearages due.
- B) Failure of the tenant to comply with local ordinance or state or federal law or regulations, relating to zoning safety, park models or park model parks, or any other matter provided that the tenant is first given written notice of his /her failure to comply with said laws or regulations and a reasonable opportunity thereafter to comply with said laws or regulations.

- C) Damage by the tenant to the demised property. Reasonable wear & tear excepted.
- D) Repeated conduct of the tenant upon the park model park premises which disturbs the peace and quiet or safety of other tenants in the park.
- E) Failure of the tenant to comply with reasonable written Rules and Regulations of the park model park as established by the tenancy or as amended subsequently, provided that the tenant is first given written notice of his/her failure to comply with said Rules and Regulations. Nothing in this section, however, shall be construed to permit a Park Owner to vary the terms of a written or oral agreement without the express consent of the tenant.
- F) Condemnation or change of use of the park model park.
- G) Violation by tenant or his/her guests or invitees of any condition of the tenancy or of any condition herein, three or more times in a twelve (12) month period, notwithstanding the fact that the tenant in each case corrected the violation after being notified of the violation by Park Management. For purposes of termination under this paragraph, the tenant shall have engaged in at least three separate instances of misconduct.

**20. Notice:**

Termination of any tenancy in a park model park shall not be effective unless made in the following: By the homeowner giving at least forty-five (45) days' notice to the Park Owner or by the Park Owner to the park model space giving at least forty-five (45) days' notice in writing, delivered by certified or registered mail, to the tenant at his/her last known address, which shall state the reason or reasons for termination. In cases where the reason for eviction is non- payment of rent, the tenancy may be terminated by thirty (30) day notice in writing delivery by certified mail. Park Owner reserves the right to reimbursement by tenant for legal and collections charges, reasonable attorney's fees and costs in the enforcement of the Park Rules and Regulations to the maximum extent permitted by law. Park Owner will claim an automatic lien on said home.

**21. Fines**

For each instance of violation of Park Rules and Regulations by a resident or his/her guests/invitees, the resident shall be fined \$100.00. After the third violation, resident is subject to termination of tenancy as outlined under the Termination of Tenancy, #19.

**22. Conduct Within the Park**

Resident, members of the resident's family, and resident's guests shall comply in every respect with the laws of the State of Maine and Ordinances of the Town of Wells including, but not limited to, all Rules and Regulations of Health Office, Police Department, and Fire Department.

Resident shall be responsible for any damage, within park, caused by their dependents, guests, or visitors.

Resident agrees that there shall be no loud parties, loud musical instruments, loud playing of stereo, television and other similar equipment, and loud unreasonable noises of any kind capable of disturbing a neighbor when conducting any activity in their home or on their lot, especially after 9p.m. After 9p.m, noise of any kind must be reduced so as not to disturb other residents.

No firearms of any type may be fired carried about the person inside park property. Any violation of state or local firearms ordinances by a tenant or guest or any police action against a tenant or guest may bring eviction from the Park Owner.

Residents shall not vacate or abandon the premises at any time during the term and if residents shall abandon, vacate, or surrender said premises or be dispossessed by process of law, or otherwise, any personal property (including any park model on said space) belonging to residents and left on the park premises shall be deemed abandoned, at the option of the Park Owner.

The Park Owner is responsible for underground water pipes up to the shut-off valve on the site. Any problems with the common area water shall be promptly reported to the Park Owner by the Resident.

Any violation of the Rules and Regulations, as may be amended from time to time, shall be subject to a fine of up to \$100.00 per day for any violation which is not corrected within ten (10) days of the date of the second notice of violation.

**23. Legal**

Except as otherwise stated herein, all notices required by these Rules and Regulations shall be delivered in writing by registered or certified mail to the Park Owner at its office in Old Orchard Beach, Maine.

**24. Liability**

Park Owner is not responsible for fire, theft, or damage in any place, shape, or form to any park model, car or other personal property belonging to the occupants living therein. Neither will it be liable for any personal injuries, consequently or incidental damages incurring at or on the premises known as Meadowledge RV Resort.

**25. Complaints**

All complaints shall be directed to the Park Owner at his office.

**26. Other**

Park Owner reserves the right to amend these Rules and Regulations from time to time. Tenants are urged to obtain their own insurance.

**27. Severability**

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 effect the validity or enforceability of the remaining provisions herein.

**28. Golf carts and other Motorized Vehicles**

Motorized Vehicles other than cars shall be registered with our office and maintain a certificate of liability insurance and operated in a responsible manner by adults over 16.

29. Tenants are required by the Town of Wells to comply with Memorandum of Understanding as to lot coverage per attached.

MEADOWLEDGE RV RESORT  
Addendum to Rules & Regulations  
August 2003

1. Fee for Building Permit Approvals is \$50.00.
2. Parking over 2 vehicles is a charge of \$5.00 per day.
3. No units over 15 years old if placed after 10/01/02: Units may be up to 20 years old if placed prior to this date (with prior written approval).
4. Park Entrance Fee is \$1,500.00.