

**SALMON POINT CAMPGROUND**  
**BRIDGTON, MAINE**  
207-647-8786

**RULES AND REGULATIONS**

Welcome to Salmon Point Campground. This facility is owned and operated by the Town of Bridgton. We hope your vacation here is safe and enjoyable. Please abide by the following Rules. They exist to make everyone's life more enjoyable when living in such close quarters.

**FAMILY CAMPING** is defined as a group of up to two adults and parents, grandparents, children, grandchildren or son or daughter-in-law either natural or in the legal custody of the adults up to a maximum of 6 persons per site. This defines the relationship and number of people allowed to inhabit a site at no cost above the site fee (see GUESTS). Parties other than those listed **must** register with the Manager(s).

**SITES** accommodate only one camper trailer. A small tent for use by children is allowed at the discretion of the Campground Manager(s). Size and placement of camper trailers require prior approval of Campground Manager(s). Effective 2017, all camper trailers will be placed with the tongue facing the road. Camper trailers sited prior to 2017 shall be grandfathered until the unit is replaced. Within 100' of the lakefront and lagoon, limited amounts of loam or other substances may be used with permission from the Town of Bridgton Code Enforcement Officer (CEO) (excluding fertilizers containing phosphorous). End sites will be marked to define these sites from public areas. All sites must be kept neat and orderly. Failure to do so will be deemed a rule violation and an approved storage structure may be required. No utility trailers, boats (excepting canoes or kayaks), boat trailers or tents except as noted above will be allowed on the site. **Lessee shall have 30 days to place a unit on site, exceptions maybe granted by Campground Manager on request.**

**STORAGE PUBLIC AREAS** may not be used for storage of boat trailers, personal equipment, etc. For storage of boat trailers contact the Campground Manager(s).

**ACCESSORY STRUCTURES** Construction and/or placement of any accessory structure including, but not limited to, docks, storage sheds, fences, etc., must gain approval of Town's Code Enforcement Officer.

Effective August 9, 2016 no dock shall exceed 40 feet in length as measured from the high water mark. No dock shall be constructed in a configuration other than a straight line. Docks Existing prior to August 9,2016 that do not meet the size requirement are considered non-conforming and therefore if there is a change in size, construction or location of the dock or ownership of the lot changes the new dock must comply with this regulation. No more than one (1) dock is allowed per site. Personal watercraft cradles/docking stations are considered a dock.

Upon the expiration and non-renewal of a lease, the Lessee is solely responsible for the removal of all structures within the same time frames as above.

Existing accessory structures, except docks, that have been in place as of May 1, 2012 at the Campground are grandfathered from the seasonal removal process. However, Docks must be removed by the end of the camping season.

Failure to remove the structures will cause the Town to complete the removal and the Lessee agrees to fully reimburse the Town for all costs associated with the removal and disposal of said structures including any and all legal fees incurred in enforcing this provision. The transfer of structures to another site must first be approved by the Code Enforcement Officer.

**VALUATION OF ACCESSORY STRUCTURES** Annually the Town shall invoice each lessee for the value of any and all accessory structures on the leased site using the current tax rate. The amount due will appear on the invoice for the renewal of the Lease Agreement.

**GUESTS** are welcome on a limited basis. State Law **requires** all visitors to register with the Manager(s) at their site by the parking lot. Campers are responsible for their visitors. **Visitors must be informed of the rules and campers must ensure that they are followed.** Daytime guests are covered under the Lessee's annual visitor fee payment (\$35.00 annually per site). Guests staying past 10:00pm (age 6 and older) will be covered under the Lessee's Overnight Guest Fee of \$20.00 annually per site with said Overnight Stays by any individual NOT exceeding three nights during the term of the lease. Overnight guests are not allowed to pitch tents on the site. Campers are responsible for visitors' registration and payment. Failure to register visitors will result in a \$25.00 penalty fee. Campers must inform their **GUESTS THAT THEY MAY NOT BRING PETS** into the campground.

**CHILDREN** under 18 cannot be left to occupy the campsite overnight without adult supervision.

**BICYCLES** may not be ridden after dark. At all times bicycles must be ridden at a reasonable and safe speed as determined by the Campground Management. All riders must obey posted traffic signs. Maine State Law requires all children under the age of 16 must wear a safety helmet.

**QUIET TIME** is strictly enforced from 11:00 P.M. to 7:00 A.M.

**VANDALISM**, including but not limited to cutting, mutilating or breaking trees or bushes, is forbidden. Please consult the manager(s) before removing any vegetation.

**SANITATION** is rigidly controlled by state regulations.

**Septic** - No sewage or dishwater (or any gray water) may be discharged on the ground or into any body of water. All seasonal sites are on the campground sewer system. PVC hard connections from the camper to the receiver are required by State Law.

**Washroom** - Absolutely no bathing with soap or shampoo is allowed in the lake or lagoon. Children 10 and under are not permitted in washrooms or showers without supervision. Please keep bathrooms clean and turn out lights when not in use.

**Trash** - All trash must be placed in the dumpster. Single Sort Recycling is practiced by the Town of Bridgton. All recyclables must be placed in plastic garbage bags while garbage shall be in separate bags and placed in the appropriate dumpster. **ONLY TRASH GENERATED WITHIN THE CAMPGROUND MAY BE PLACED IN THE CAMPGROUND DUMPSTER(S). VIOLATIONS ARE SUBJECT TO A MINIMUM \$20.00 PENALTY.** To avoid overflowing the campground receptacle(s) at the end of weekends and holiday Mondays (when the Transfer Station is closed) please place garbage in dumpster(s) daily.

**SITE CLEANUP** Some tools and a wheelbarrow are available at the Manager(s)' site for work on your site. Please report equipment damage upon return to the Manager(s). These may be borrowed if promptly returned when you are finished with them. Seasonal campers are responsible for the care and maintenance of their own campsites.

**CARS** A maximum of two vehicles only may be parked ON YOUR OWN CAMPSITE. Two motorcycles will be considered as one vehicle. All other or guest vehicles must be parked in the parking lots. Cars or boat trailers MAY NOT be parked on other sites. Vehicles **MUST BE** parked off the roadways. No boat trailers are allowed on site, in parking lots or in public areas. See manager(s) for storage options. No golf carts, ATVs, 4-wheelers or other motorized vehicles are allowed in the Campground.

**FIREWORKS** are not permitted.

**PRIVACY** Walking through other campsites without express consent of lessee is prohibited. Children and visitors must be informed of this rule. There are paths to beaches and other sites as well as to the shower house and parking lots.

**BEACHES** There are two public beaches at Salmon Point. They close promptly at dusk per order of the Board of Selectmen and re-open at 6:00 A.M. SWIM AT YOUR OWN RISK. There are no lifeguards. No watercraft are allowed within the marked swim areas. No dogs, alcohol, glass or smoking are allowed at either beach area. Please refer to the posted signs for additional rules and regulations. Please do not leave canoes/kayaks at the launch and landing area at the side of the small beach for extended periods of time.

**DRINKING WATER** is spring water, tested at a state-certified lab. Tap water is from the spring.

**FIRES** are allowed ONLY in existing fireplaces. Fires may not be left unattended. State regulations require a specific cleared area around fireplaces. These are inspected by the state. Fires must be completely out by 11:00 p.m. Use water if necessary. Burn wood only, no trash.

**PETS** MUST BE KEPT UNDER STRICT CONTROL ON A **LEASH OR LEAD**, WHILE AT YOUR SITE OR THROUGHOUT THE CAMPGROUND. Dogs may not wander at any time. No pets are allowed on the beach area or in the water. No fecal matter may be left on any campsite or road. You MUST pick up after your pet. Dogs left on a campsite alone are the responsibility of the owner. Barking dogs will not be tolerated. Failure to fully comply may lead to the banning of your pet from the Campground or the loss of your lease. **VISITORS MAY NOT BRING PETS** to the campground. No more than two dogs, owned by the Lessee, are allowed at a campsite. Campers who were in the campground prior to May 1<sup>st</sup>, 2009 and have more than the maximum number of dogs are grandfathered. Existing dogs may not be replaced beyond the two-dog limit. Lessees are required to submit as an attachment to the LEASE a list with the name of the dog, proof of ownership and proof of current rabies inoculation. Failure to submit or update the list may result in punitive action as put forth in COMPLAINTS AND RULE VIOLATION PROCEDURES section.

**TELEPHONE** if you expect vitally important calls or need an emergency number, give the Manager's number - (207) 647-5229, or EMERGENCY ONLY 911.

**MAIL** Incoming mail marked Salmon Point Campground goes to the mailbox on the Kansas Road. **The address is 102 Salmon Point Rd.** Outgoing mail may be mailed at the Post Office at 6 Elm Street in Bridgton.

**PICNIC TABLES** One table per site is provided. We have no problem if neighbors wish to join tables for a get together, but do not exchange tables with other sites or remove tables from other sites without consulting with Manager(s).

**LOST ARTICLES** generally get turned in at the manager's site near the shower house.

**ELECTRICITY** 20 Amp and 30 Amp service is provided at seasonal sites. 50 Amp service may be provided upon request, there will be a \$1,250 initial, non-refundable hookup fee and additional annual fee. All outside lights, including bug lights, must be turned out at 11:00 P.M. Other arrangements may be made with the Manager(s) when someone is returning late and needs a light for safety purposes.

**ALCOHOLIC BEVERAGES** Drinking is restricted to your campsite or one you are visiting. All alcoholic beverages are required to be inside your trailer when not in use. State law

prohibits alcoholic beverages in the beach area or consumption by anyone under age 21.

**SEASONAL CAMPERS** Fees are **due** and **payable in full** no later than May 1 with a \$15.00 late fee or denial of a site at the sole discretion of the Town. A non-refundable deposit of \$250.00 **plus tax** for the following season is due October 15. If you do not intend to return next season, you must vacate your site by October 16. Failure to remove all structures and debris will cause the Town to complete the removal and the Lessee agrees to fully reimburse the Town for all costs associated with the removal and disposal of said structures including any and all legal fees incurred in enforcing this provision. An over-winter agreement must be signed by October 15 if you are returning and wish to store your camper on site.

**WAITING LISTS** exist for sites in the campground. For entering the Campground, a written, signed and dated request to be on the waiting list must be submitted to the Deputy Finance Director, along with a \$100.00 earnest fee which will be applied to the deposit when you take a site. Refusal of an offered site or request to be removed from the waiting list will result in an administrative fee being applied before any refund. Waiting lists exist for Bridgton Taxpayers as well as non-residents. Selection for open sites will alternate between both lists. Refusal of two offered campsites will result in removal from the waitlist and forfeiture of the deposit in full.

Only current campers at Salmon Point may get on a waiting list for future site selection. Such a request requires a written, signed and dated form be submitted to the Deputy Finance Director via the drop box at the front of the Municipal Complex or mailed to 3 Chase St., Ste. 1: Bridgton, ME 04009 ATTN: Deputy Finance Director.

If Lessee does not return to their site the next season, the site goes to the first name on the existing waiting lists. SITES MAY NOT BE ASSIGNED OR INHERITED BY OTHER FAMILY MEMBERS excepting when the Lessee passes during the term of the Lease. Should the Lessee pass, his/her spouse or domestic partner may remain for the term of the Lease and may be able to exercise rights and privileges accorded the original Lessee regarding leasing the next year at the sole discretion of the Town of Bridgton.

**COMPLAINTS AND RULE VIOLATION PROCEDURES** All complaints from campers must be submitted to the Campground Manager(s) in writing, signed and dated or they will not be considered. All complaints concerning the Campground Manager(s) must be submitted in writing, signed and dated to the Town Manager at Three Chase Street, Suite 1, Bridgton, ME 04009.

**All violations by campers will be documented with copies going to the camper, Campground Manager(s), Town Manager and Board of Selectmen. Subsequently a meeting with the Campground Manager(s) and the campers in question will be held to assure everyone understands the situation and will pursue an effective remedy. Following this meeting campers may be expelled from the campground (all fees forfeited), if the infraction is of a serious nature. Three incidents of a less serious nature may constitute grounds for expulsion or non-renewal of the lease. All**

**expulsions or non-renewal of leases will come from the Board of Selectmen. There will be NO hearings before this body. ALL DECISIONS OF THE BOARD OF SELECTMEN ARE FINAL.**

## **ADDITIONAL FEES**

**Docked or moored Motorized Boats owned by the Lessee or guests shall pay a fee of \$250.00 per season.**

**Personal Watercraft will pay a \$125.00 per PWC for the season.**

**All Motorized Boats, PWC and boat trailers are required to visibly display a current Bridgton sticker. Non-compliance may result in removal at the Lessee's expense.**

A boat or personal watercraft is considered docked if it remains at the Campground longer than one **day**.

50 Amp Service     \$1,250.00 Initial Hookup Fee

                           \$75.00 Annual Surcharge, applies to all sites with 50 Amp electrical service

Please do not hesitate to consult with the Manager(s) concerning any questions. We do need your support to provide peace and quiet for everyone. If you have any further questions, feel free to call the Town Manager, Robert Peabody, at (207) 647-8786 after first consulting the Manager(s).

The Town of Bridgton and Salmon Point Campground assume no responsibility for the use of its grounds or facilities. Use is entirely at the user's risk. Users also assume full responsibility for injury or illness occurring to them or to family members or guests. Salmon Point Campground and the Town of Bridgton assume no responsibility for lost, damaged or stolen property occurring to anyone while on its grounds or in its facilities. Salmon Point Campground reserves the right to evict any and all violators of these Rules and Regulations without refunds and to remove persons or animals which are considered detrimental to the health, safety and welfare of others using the campground or its facilities.

## **Campsite Limitations Policy:**

**Purpose and Intent:** To provide guidance to the campers regarding the amount and types of structures permitted on any site at Salmon Point.

**Elements:** The following elements of this policy shall be applied to any campsite at the Salmon Point campground.

-Every site Lessee shall coordinate with the Campground Manager and provide the size of their camping unit they intend on siting on the leased lot.

-The Lessee shall also seek approval from the Town Code Enforcement Officer after consultation with the Manager if they intend on adding any structures, appurtenances whether attached or detached, out buildings, platforms, deck, docks, shelters or tents. Every site shall be limited to a maximum of three (3) of the following structures in addition to the camping unit:

A-One (1) camping unit except any Park Models that do not have self-contained waste collection tanks or water saving plumbing devices.

B-One (1) deck that may be constructed to a maximum length no greater than the length of the camping unit (excluding the towing tongue extension) and no wider than 8 feet.

C- When the site is in the within the first 100 feet from the lake or water body, no deck is permitted but constructed stairs no greater than the width of the camper entrance may be installed for access and egress to the camping unit. This shall not count towards the maximum number of structures on the site.

D- A screened-in area may be installed which shall be an after- market manufactured unit restricted to the height of the camping unit roof line but no greater, set back beyond the first 100' from the lake or water body.

E-One (1) small utility shed or equivalent with a foot print no greater than 8' x 8' and a roof ridge line no greater than 12' set on removable blocks not a poured footing or foundation, set back beyond the first 100' from the lake or water body.

At no time shall approval be given for items B, D and E above other than the camping unit, if the site is within the first 100' from the lake or water body. This would also apply to firewood storage or stacking platforms.

**Implementation:** Effective January 1, 2014, any site that is leased shall comply with this policy EXCEPT, those sites that exceed the number of additional structures shall be "grandfathered" until the end of the 2014 lease period or if they vacate the site sooner. If a site is vacated, the new lessee shall comply with this policy. A further exception shall remain for those sites that have constructed structures that violate the shoreland zone ordinance or the dimension restrictions of this policy and must be brought into compliance if the structures are destroyed, deemed unsafe or the lease is not renewed. **Detached structures** of every type as indicated above **shall be removed at the end of the 2014 lease period** to the extent necessary to allow the site to be brought into compliance with this policy, A-E above. Failure to remove structures in violation shall be cause for the administration to withhold a lease for the ensuing lease period and proceed to remove the violating structures after written notification to the Lessee providing for one (1) two-week period for the Lessee to remedy the violation. All

costs incurred by the administration shall be reimbursed by the Lessee. Failure to reimburse the expenses shall be cause to deny any future leases to that person or their family and the site shall be re-assigned.

**Docks must be annually removed from the water and may be stored on the site for the winter season only. Docks may not be stored throughout the summer on a campsite and are subject to the same violation and penalties to the Lessee as stated above if stored during the summer on the campsite.**

Robert A. Peabody, Jr.  
Town Manager

Scott Cushing  
Campground Manager  
Salmon Point Campground

Adopted 8/27/91

Revised 07/08/14, 08/09/2016, 09/27/16, 09/12/17, 05/01/2020, 4/13/2021, 5/9/2023