

## **SEASON 2019**

**RENT DUE JULY 15th**

<b>WATERFRONT:</b>	<b>\$2,475.00</b>
<b>SECOND ROW:</b>	<b>\$2,450.00</b>
<b>BACKFIELD:</b>	<b>\$2,450.00</b>
<b>REST OF FIELD:</b>	<b>\$2,425.00</b>

INTEREST ACCRUES AFTER SEPTEMBER 1st

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### **RULES**

**RULE #1 PLEASE READ THESE RULES!**

#### **SEASONAL COTTAGES**

Rentals may only be occupied from the first full weekend in May until Monday October 14th (Columbus Day weekend).

#### **YEAR-ROUND COTTAGES**

You will be charged \$2.00 per day for every day they are occupied out of season. You are responsible of keeping track of the days you are here.

#### **RENT**

The rent for the year is due July 15 to September 1. Interest accrues at a rate of \$25.00 per month for each month your rent goes unpaid. If there is a problem with paying your rent, please speak with us about it.

#### **COTTAGE SALES**

Anyone contemplating selling their cottage **MUST NOTIFY** the office and we must

meet and approve of the new owners. Otherwise, the sale of the cottage will be considered null and void and the owner may be required to remove their cottage from the premises, at the owner's expense. Proof must be shown that all past and current bills have been paid at the time of the sale. **YOU MAY NOT ADVERTISE THE SALE OF YOUR COTTAGE, IN ANY WAY!**

## **OWNERS**

For the consideration of fellow cottage owners, quiet will be maintained after 11:00pm from Sunday thru Thursday and after 12:00pm on Saturday and Sunday. Those who do not conform to this rule, will be asked to sell their cottage.

Villagers under the age of 25 yrs are not allowed to reside in "The Village" without parental supervision on premises. Exceptions will be made on a case by case basis by Marlene or Ginger if they are consulted beforehand.

Children are not to run, race, or ride bicycles around "The Village" after dark. There shall be no sitting on the stonewall after dark. Cottage owners are responsible for their own children and their childrens' safety. Children under the age of 18 should be in their own cottage, inside a friend's cottage or inside the hall after 10:00pm. This will change to a 9:00 pm curfew if the 10:00 pm rule is not obeyed.

*"I am not a big fan of chasing kids home or playing  
hide-n-seek with them between the cottages."*

*- Marlene*

**ALL DOGS MUST BE KEPT ON A LEASH AT ALL TIMES.** When walking your dog, you must clean up after it for the safety and consideration of fellow campers. Children who walk their dog are also responsible for cleaning up after the dog. If this rule is not strictly obeyed, you will be asked to take your dog off the premises. **DOGS ARE NOT ALLOWED ON THE BEACH** from June 1st to September 30th. You must inform your visitors that no dogs are allowed. Warn them well in advance and this should not create any undue inconvenience.

Cottages are not to be occupied before the first full weekend in May, and must be vacated after Columbus Day week end.

Cottages must be well maintained. Any cottage allowed to fall into disrepair could result in my hiring a subcontractor to make the necessary repairs and billing the owner at the going rate. Each cottage owner is responsible for keeping the grass around their cottage and their **PARKING AREA** mowed and trimmed.

You are responsible for any expenses to the water and sewer lines to your cottage. If the main line, in a row, has to be repaired, the whole row will share in the expense. A water and sewer line diagram and map are available at the office.

When you leave your cottage for a few days, or at the end of the season, please be sure that your chairs, garbage pails, or other loose articles are secured or stored inside your cottage, in case of strong winds.

**THE SPEED LIMIT IN “THE VILLAGE” IS 5 MILES PER HOUR FROM THE MOMENT YOU ENTER THE DRIVEWAY FROM ROUTE 1.** This is a state law. We will continue to enforce this, and anyone speeding will be subject to a penalty fine of \$20.00 (payable to the Camper’s Association) for each offense. Parents are responsible for their teenage drivers and owners are responsible for any friends driving in “The Village”. **THIS RULE WILL BE STRICTLY ENFORCED.**

We have been notified by the Department of Environmental Protection Office in Portland that there is never to be any petroleum products spread on any of the roads. Anyone found doing this will be subject to a fine by the state.

Water shut-off boxes must be well maintained. They should be kept clean and all dirt should be removed for easy access to the shut-off. There will be a \$20.00 charge for both turning off and turning on, if the box is not maintained.

At the beginning of each season, all tenants must register at the office. This must be done so that we can keep current on addresses, phone numbers, and car registration numbers. Tenant are required to display a parking sticker on their automobiles and motorcycles. Stickers are issued at the office.

Cottage owners should make sure that a current key to your cottage is kept at the office. We will not give out the key to your cottage without permission from you.

There will be no more outside additions to any of the cottages. Any porches or decks that need replacing may be done only in the footprint of the existing porch or deck. Replacement structures and changes to the cottage must be approved by me (Marlene). If approved, you must notify the Code Enforcement Officer and get a permit. Anyone shingling a roof, should check with the office as to the color and brand of shingle. Anyone using roofing paper must use black.

Before having a cottage raised, you must get permission from the office. Because we have had problems with some of the contractors hired to work in “The Village”, you must get approval from the office for any contractors that you hire.

You must notify Time Warner Cable that your cable is to be turned off before November 15th, because we don’t want the cable trucks in “The Village” after the road gets muddy.

Please do not come to “The Village” in the winter and expect to drive to your cottage. Call first, if your need to drive to your cottage, because the roads may be too muddy. You may walk to your cottage at any time.

## **GUESTS**

Between June 15th and Labor Day, guests must register at the office and obtain a temporary parking ticket for the number of days they are staying in your cottage. Cars found without tickets will be towed at the owners expense. The tow fee is \$100.00.

## **PARENTS**

Littlefield Village community is operated exclusively for families. It is important that we all work together to maintain it as such. Please be considerate of your neighbors. Please control your young children and teenagers, because we have had problems with alcohol and drug parties late at night. Consequently, a security guard or policeman may be on duty at various times for your protection and safety.

## **MISCELLANEOUS**

There will be no tents in "The Village", with the exception of childrens' play tents which can be put up for a few days at a time.

When renting your cottage, you may rent only to one family at a time.

Boats and boat trailers trailers are not to be stored In "The Village" at any time, unless permission is given by the office. Do not leave trailers of any kind on the little beach or in the parking fields. Find a home for them durring our months of opperation.

It has been noticed that many cottages have a lot of scrap wood, cement blocks and other unsightly things under them. Please clean these things up as soon as possible.

We would greatly appreciate it if you would be careful of the lawnmowers. Please try not to hit rocks, etc.. Please do not allow children under the age of 12 years to use the lawnmowers.

Please do not cut down any trees, bushes, brush and/or branches (in front or behind your cottage) without permission from the office. The trees and bushes keep the land from eroding and by the waterfront it is illegal. Consequently, we would like to keep them.

Please warn your children not to ride their bikes, skateboards, and scooters too fast. As much as we try to keep people from speeding, sometimes cars come into "The Village" going way too fast. Please warn the kids to ride slow and watch where they are going. There should be no bike, skateboard, or scooter riding after dark.

YOU are responsible for mowing your parking area as well as your lawn. If we have

the opportunity to mow the parking fields we will, but that is rare in the summer due to the volume of cars.

There is no parking in between the cottage rows at any time unless loading or unloading a vehicle. Please do not let big delivery trucks drive between the rows of cottages. They can park at the end of your row and wheel the delivery into the cottage.

We have been notified by the Department of Environmental Protection that we should not throw anything over the gullies on either side of "The Village". This includes grass, clippings, brush, etc.. Please bag everything and take it to the dump.

No construction is to be done in "The Village" between December 1st and April 1st. Vehicles driving in and out make a mess of the dirt road during that time..

The Littlefield Village Resident Association has been organized to coordinate family activities during the summer season. The association is managed by "The Village" residents for the benefit of the residents. Your participation in association activities goes a long way to keeping Littlefield Village a family oriented community.

The above rules have been created and will be enforced to protect the safety and ensure the comfort of Littlefield Village residents. If you have any questions or problems, please come to me (Marlene). That is the best way to stop rumors which seem to have a way of getting started. We would like to make your summer as enjoyable as possible. If we work together, we can have many happy vacation seasons together.

Thank you,  
The Littlefields

## RENTER'S RULES

Owners will not be allowed to rent their cottages for no more than three weeks per season. The charge for renting will be \$100.00 per week (payable in cash), unless you are renting to immediate family. Immediate family includes brothers, sisters, mothers or fathers. It does not include aunts, uncles or other relatives. Cottages should be rented only to personal friends. Allowing personal friends to "use" your cottage whether you charge them or not, is still considered renting. It will count against your three week limit and rent charge will apply. Public advertising of your rental is prohibited. We discourage renting (especially to strangers) because we prefer to know who is here at all times, for the safety of our children.

Anyone renting or using your cottage must accept the same responsibilities as the cottage owner. We reserve the right, at any time, to evict any renter that we feel is undesirable and not suited to our community. Cottage owners are responsible for informing their renters about the rules of "The Village". Please be sure that renters know where to park as to not inconvenience other cottage owners.

It is Maine state law that all persons renting cottages must register at the office. Owners are responsible for registering anyone renting their cottage. Registration is also necessary in case of an emergency.

Renters are not allowed to bring dogs. We have enough dogs in Littlefield Village already. Any renter bringing a dog will be asked to leave.

We will put a stop to renting if people who rent their cottages do not comply with the "rules of renting". Some people are not paying for their renters, not registering at the office, allowing their renters to bring dogs and publicly advertising their cottage etc..

HAVE A SAFE AND FUN SUMMER!!

The Littlefields