BAY VIEW CAMPGROUNDS, INC.

2026/2027 RV Winter Storage & 2027 Seasonal Rates and Information

✶ May 1st to October 15th ✶

Seasonal Sites are offered for **ONE IMMEDIATE FAMILY ONLY:** the camper leasing, their spouse or equivalent and their dependent children or parents living at the Lessee's residence (refer to Rule #3 for proof of residency requirements). A discounted season pass for your grandchildren is available for purchase. Visitors cannot take the place of absent family members who are listed on your lease. All persons not listed on your lease are subject to our visitor rules (refer to #4 under Seasonal Rules). **We recommend you familiarize yourself with these rules to prevent misunderstandings at a later date.**

Seasonal Site Applications: "Recreational Vehicle (RV) Storage Agreement & Seasonal Lease" must be accompanied by a $2,500.00 non-refundable deposit (to be deducted from balance due 3/15/27) made payable to Bay View Campgrounds, Inc. Cash, Automatic Check (ACH), debit card, personal check, bank check, Visa, MasterCard or Discover are accepted. Please note that if you opt not to store your RV or platforms, there are no credits or refunds for not using this service and your RV cannot return to the park until May 1st. Deposit will be returned if lease is not accepted, otherwise your DEPOSIT IS NOT REFUNDABLE.

✶ Special "site assignment" requests are accepted, however, cannot be guaranteed, as sites are assigned based upon availability ✶

2027 Rates (includes RV Winter Storage from October 15th, 2026 to May 1st, 2027)

Base Seasonal Rate for a family of two (2): **$7,725 (30 amp electric) or $8,350 (50 amp electric).**
A $50 discount will apply to those who return lease with deposit by 9/1/2026 and may be combined up to a max $250 discount! A $200 discount will apply to those who pay in full by 9/15/2026 by cash, Automatic Check (ACH) or check. A $100 discount will apply to those who choose payment option C and make all payments on time exclusively by Automatic Check (ACH). Otherwise, we offer payment option schedules (see Seasonal Lease rule #5) and payments may be submitted by cash, check, ACH, Visa, MasterCard or Discover.

Base Rate includes: 2026-2027 winter RV & platform storage and campsite May 1-October 15 for two (2) in your family. The site is provided with water, 30 amp electric (or 50 amp if site is equipped) and sewer. One RV and one designated vehicle is included. Your dependent children or additional adults living in your household, vehicles, equipment, etc. are additional charges.

*Seasonal Payment Schedule**

Due Dates:
$2,500.00 non-refundable deposit & lease submitted by: September 15th
$2,500.00 due: January 15th
Final Balance due: March 15th

***Alternate payment schedules are available ~ See #5 of "Seasonal Rules & Policies" on lease**

IMPORTANT: *On Sept 16th, sites without a deposit & lease for 2027 will be placed on the availability list. Accounts with outstanding final balances not paid by March 16th, 2027 will be required to remove RV and belongings from site (at Lessee's expense) by April 9th, 2027 to allow availability to another party. In the case that you cancel or shorten your Seasonal Lease before October 15th, 2027, all payments made prior to termination are non-refundable.*

Other Charges:

Child 17 years and under	$ 250.00	Boat, utility trailer or golf cart	$ 225.00
Grandchild 17 years and under	$ 350.00	Boat in Premium Storage Slip (in season)	$ 300.00 (Limited availability)
Add'l Adults living with Lessee (see #3)	$ 350.00	Winter golf cart storage	$ 25.00
Daily fee for non-registered car	$ 13.00	Winter car or boat storage	$ 750.00
Daily fee for boat or utility trailer	$ 13.00	Misc. items winter storage penalty fee	$ 350.00 per item (see #7)
Add'l vehicle (see #10 on lease for details)	$ 300.00	RV slide outs left penalty fee (10/15-5/1)	$ 150.00 (see #7)

Service to winterize RV's water system $ 115.00

NOTE: ANYONE not listed on your lease will be charged a VISITOR FEE.

Visitors are charged an admission fee upon arrival to our campground. Persons leaving within ½ hour are refunded in full; persons leaving before the office closes that evening will be refunded a portion of the admission fee; otherwise pass is valid until 12 noon the next day.

RV Requirements: See section under "Please Note" on next page.

The Seasonal Rate includes RV winter storage on the site from October 15th, 2026 to May 1st, 2027 with one set of platforms. An RV and/or platform not under a Seasonal Lease/Storage Contract and left on property after October 15th, 2026 will be subject to a $13.00 daily storage charge. ***All personal miscellaneous items, including fencing and firewood, must be removed from your site, placed inside your RV or secured onto your platform or deck.*** *If you have received an exclusion from a BVC Maintenance Manager, a written Miscellaneous Winter Storage Authorization form must be received from management.* ***If a written authorization form is not obtained prior to October 15th and items are not placed inside your RV or secured onto your platform or deck, a $350 penalty per item will be applied to your account. RV slide-outs must be in their closed/retracted position or a $150 per slide fee will be applied to your account. This preparation must be completed by 12pm on October 15th, 2026 as all access gates are closed at this time and late check-outs are charged a $100/hr fee).*** Management recommends you secure your RV by shutting all windows, **engaging dead bolts** (if equipped) and locking all doors.

Off season visits to your RV **are available on the following days between 9am and 3pm: Sunday February 28th, Sunday March 21st, and Monday April 19th.** The park is closed between the dates of October 15th at 12pm through May 1st at 9am and during these dates the gathering of people, picnicking, fires and performing work on your RV or site is NOT ALLOWED. Plan visits not to exceed an hour. Please note that all facilities, including restrooms, are closed and electricity and water are shut off. **THE OFFICE PHONE IS NOT MONITORED BETWEEN OCTOBER 16th AND FEBRUARY 14th.** After that date, phones are answered Monday - Friday, 9am - 1pm until May 1st, excluding holidays.

Seasonal Residents Not Storing RV and/or Platform: Please clean site of **all** miscellaneous personal items by 12pm on October 15th, 2026. Please note that if you opt not to store your RV or platforms, your RV may return to the park May 1st or after.

New Seasonal Arrivals: Your RV may arrive for winter storage Oct. 10th to the 15th (prior to 11am) 2026 OR on or after May 1st, 2027.

See reverse for additional Information

PLEASE NOTE...

The following information is provided as a result of frequently asked questions. For complete details, please read all of the accompanying information in this flyer and lease.

Park Model style RVs are not authorized for use in the park UNLESS they are fully self contained with the ability to function independently in the absence of water, electric or sewer hookups **and** they are able to be transported on public roads without a special permit. These RVs must comply with the following minimum criteria:

42' maximum overall length

Be equipped with:

- ✓ LP gas system (maximum 2 tanks @ 40lbs each) to operate heating, stove, oven and fridge
- ✓ 12 volt battery system to operate electrical appliances
- ✓ gray and black water holding tanks
- ✓ fresh water holding tank/system
- ✓ permanent front end hitch attached
- ✓ roll up or fold down awnings

◆ Second RV's on your site, including Mini-Motor homes that are used as transportation vehicles, are not authorized.

◆ Electrical amperage provided is either 50 or 30 amp service, depending upon the site to which you are assigned.

◆ Your visitors cannot take the place of absent family members listed on your lease. Visitors arriving after office hours are required to register by 10am the following morning. Visitor check-out time is 12 noon on their scheduled date of departure. **Please advise your visitors they may not bring pets into the park.** Persons on premises without a valid visitor registration are committing theft of services, a criminal offense.

◆ Your RV may be used by another family in your absence, with our office receiving prior written permission from you. This family must register and pay the transient camping rates upon their initial arrival.

◆ Off Season Storage: **Bay View is required to submit to the Town of Bourne the names and addresses of persons who store their RV's over the winter on Bay View's property. The town then contacts those persons for Personal Property Tax billing and it is their responsibility to respond and/or pay taxes billed by the Town of Bourne. If you have a question pertaining to this, please contact the Bourne Assessor's Office.**

◆ If you plan to sell your RV, **your present site assignment is not transferred to the new owner**. Inquire in our office regarding availability of your site assignment. **"For Sale" signs on personal property items are not allowed.** Delivery or installation of merchandise by outside companies or venders that is offered for sale by Bay View Campgrounds is not permitted. Also, **please notify the office prior to a business/company expected to do work on your RV**. If the office does not have authorization for a company or business to do work on your site they will not be allowed into the campground.

◆ Planting and beautifying your site is encouraged! Please, do not build or place permanent structures on your site (storage sheds, fences, etc.) **One storage shed (1) may be placed on your site and must be "Rubbermaid" style and no larger than 6' high x 4' wide x 3' deep. Under RV storage must be confined to the profile of your RV. Platforms must be built in sections no bigger than 4' x 8' and a permit must be obtained from the camp office prior to construction.** Multiple sections 4' x 8' or less must be quick disconnecting in the case of a fire and for ease of removal. Maximum size of platform is restricted to no larger than the base square footage of your RV, **not including** slides, bump-outs, etc. Fencing, including tarps and privacy screens, are not permitted. 1 layer of lattice, limited to 6' in height and with grid openings no smaller that 1.5"are permitted. Lattice must be removed prior to October 15th. One small outside compact refrigerator (less than or equal to 3.2 cubic ft.) may be placed out of view, inside your screen room (#13 in rules). Firewood that is brought in from outside the park is not allowed due to possible infestation (#15 in rules) and a maximum of 1/2 cord of firewood may be stored on your site.

◆ Curfew for children (under 18 years) to be back on their site is 10pm. 1st violation offense receives a warning. 2nd offense child(ren) will be restricted to site. 3rd offense child(ren) will be suspended from property and use of facilities. Your children may not remain at the campground without a parent or designated adult present. **Children under the age of 16 must have an adult age 21 or older present while in the pool area(s).** Children under 3 years of age are ***strongly encouraged*** to wear "swimmie" diapers under their suits. Flotation devices must be Coast Guard approved.

◆ Visa, MasterCard or Discover, debit cards, personal checks, bank checks, Automatic Check payments (ACH) and cash are accepted for Seasonal site payment. Refer to front page for information regarding discount offered for cash and ACH payment in full.

◆ **POSTAL LETTER MAIL** is accepted at the office in season, however, mail received between October 15th - April 30th will be "Returned to Sender". Off season mail forwarding service is available by obtaining a P.O. Box from the local Post Office. Due to the lack of storage **WE DO NOT ACCEPT OR SIGN FOR PACKAGES AND DELIVERIES ON YOUR BEHALF.** If you plan to receive packages, they must have your site # listed in the delivery address, however, you should inquire with the carrier as to whether they will deliver within the park. **We strongly recommend you obtain a P.O. Box at a local Post Office**. Alternatively, you may also pick up your packages at the carrier's respective central receiving offices or have your goods shipped to another address.

◆ Bicycles are welcome; however, please observe restrictions listed (#18 in rules). E-Bikes must be pedal assist. Massachusetts State Law states bike helmets must be worn by those under the age of 16 years. Sorry, motorcycles, mini-bikes, motor carts, motorized youth vehicles, motorized scooters, mopeds, skateboards, rollerblades, hover boards or similar items are not allowed.

◆ You may park your registered boat and additional car on your site. However, if they do not comfortably fit on your assigned Seasonal site or if they project onto the roadways or onto another site, you will be assigned a designated storage slot # in the storage area. These storage slots are assigned on a first come, first serve basis.

See reverse for Seasonal Rates and Information