



## The Osborn Finch Cabin of the Pemaquid Watershed Association

*Proceeds from use of this cabin support the stewardship of the Osborn Finch Wildlife Sanctuary as well as the Pemaquid Watershed Association's mission to conserve the natural resources of the Pemaquid Peninsula through land & water stewardship and education.*

### WHAT TO EXPECT:

The Osborn Finch cabin is a truly rustic camping experience. Situated on the Muscongus Bay shore within an 11-acre nature preserve, the cabin offers a peaceful retreat. Its rustic character is most enjoyed by those who do not mind being without common creature comforts for a few days: **the cabin has no running water or electricity; indoor facilities consist of a composting toilet.** The cabin is approximately one-fifth-mile walk over a preserve trail from the parking area.

PO Box 552  
584 Main St  
Damariscotta, ME 04543  
207-563-2196  
jody@pemaquidwatershed.org  
www.pemaquidwatershed.org

### USE AGREEMENT FOR OSBORN FINCH CABIN

This agreement, dated:

*Between*

Pemaquid Watershed Association, Inc.  
with offices at 584 Main St (PO Box 552)  
Damariscotta, ME 04543  
207-563-2196

*And*

Lessee:  
Address:

Phone/Email:

1. The TERM of this agreement shall be \_ nights:

Beginning:

Ending:

The property will be ready for occupancy at **12:00 p.m. (noon)** on the beginning date of the lease and must be vacated by **11:00 a.m.** on the ending date of the lease.

2. The PREMISES are located at: Osborn Finch Wildlife Sanctuary, Dutch Neck Road, Waldoboro, Maine. To reach the preserve from Rte. 1 Waldoboro, turn onto Rte. 32 South, go 2.5 miles and turn left onto Dutch Neck Road. To reach the preserve from Damariscotta, travel Biscay Road to Rt. 32 north in Bremen and drive 6.3 miles, turning right onto Dutch Neck Road. Once on Dutch Neck Road, go left at the fork and then travel 2.5 miles. The preserve's sign and grass parking area are on the left.

3. **USE RATE:** \$60/night with payment in full due upon signing of the lease.
4. **MINIMUM STAY:** Requirement is 2 nights, or payment of the minimum charge of \$120.00.
5. **ACCOMMODATIONS:** The cabin has no running water or electricity; indoor facilities consist of a composting toilet. Beds (total sleeping capacity 4 people): one  $\frac{3}{4}$  bed, one twin, and one set of bunkbeds. A cooler, coffee press, propane camp cookstove with two propane canisters, cookware, utensils, and dishes are provided. Several oil lamps and a propane lantern, as well as two gallons of water will be provided by PWA. Users are responsible for providing their own bedding (sleeping bags/linens/pillows/blankets), food, ice for the cooler, and flashlights. Additional supplies are the responsibility of the renter.
6. **CANCELLATIONS:** If you cancel your reservation more than 14 days prior to the reserved arrival date, PWA will refund you 80% of funds paid. If you cancel your reservation 14 or fewer days before the reserved arrival date, no refund is paid.
7. **OCCUPANCY:** Maximum occupancy is limited to four (4) people total (counting adults and children).
8. **NON-CABIN SLEEPING ACCOMMODATIONS:** None permitted; campers, pop-ups, trailers, and tents are not allowed on the preserve.
9. **COMPOSTING TOILET:** Lessees must adhere to the instructions for use of the composting toilet at the cabin.
10. **PETS:** No pets are permitted in the cabin.
11. **DEPARTURE:** The cabin, its contents, and the surrounding area should be left in the same condition that Lessee found them, including removal of trash and garbage, dishes washed, floors swept, and waste water buckets under the sink emptied. All windows and the door must be secured and locked by Lessee when Lessee leaves the premises.
12. **FIRES:** Fire danger is extremely high for the cabin and the surrounding preserve land. Smoking is not allowed. No open fires – use propane stove and oil lamps only. A few candles are supplied in the cabin; please use extreme care and caution when burning candles and be sure to extinguish them when they are unattended.
13. **SAFETY:** Read and follow fire and carbon monoxide hazard warnings found on stove fuel cylinders and propane lanterns for your safety.
14. **FIREARMS:** Firearms of any kind, including air guns, are NOT permitted to be used for any purpose on the property. Additionally, HUNTING is NOT allowed at any time.
15. **PARKING:** Lessees are to park in the mowed parking area in front of the Osborn Finch preserve sign or at the rear of the field near the trailhead. Cars should not be parked on Dutch Neck Road. The cabin is less than a  $\frac{1}{2}$ -mile walk over a preserve trail from the parking area.
16. **BOATS:** There is a sheltered cove below the cabin that is ideal for canoe and kayak access to the preserve. Lessees who bring canoes/kayaks are encouraged to launch them from the town boat landing on Dutch Neck, located just upstream from the preserve, to avoid a long, arduous carry-in via the preserve trails.

17. TERMS OF THE LEASE:

The LESSEE will be responsible for all damage or breakage and/or loss to the premises, except normal wear and tear.

LESSEE assures the LESSOR that any tenant who violates any of the terms of this Lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the tenant and/or the tenant’s guest(s).

LESSEE agrees that any tenant who is found using illegal drugs or allows others to use drugs on the premises will be immediately denied continued occupancy at these premises.

LESSEE and/or their guests shall not disturb, annoy, endanger, or inconvenience preserve neighbors or wildlife, nor use the premises for any unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises.

LESSEE may not let, sublet or assign this lease without prior written consent of the LESSOR.

LESSEE agrees to indemnify and save LESSOR harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the LESSEE, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

In the event that any action shall be commenced by either party arising out of or concerning this LEASE or any right or obligation derived therefrom, the prevailing party shall be entitled to receive attorney’s fees as fixed by the Court in addition to all relief at law or equity.

**SIGNATURES:**

LESSEE: \_\_\_\_\_ Date: \_\_\_\_\_

LESSOR: \_\_\_\_\_ Date: \_\_\_\_\_  
*PWA Authorized Representative*

AMOUNT DUE: \$

***Reservation is not secured until signed use agreement and payment are received.  
Failure to return both a signed use agreement and payment within 14 days of the date on the first page of this Use Agreement, will result in forfeiture of this reservation.***

Sign, date and return the last page of this use agreement and payment to PWA, PO Box 552, Damariscotta, ME 04543, or call with your credit card information. PWA will mail a copy of the signed agreement and a letter of receipt to the Lessee to serve as confirmation of reservation.

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***Thank you for supporting our work.***