Welcome

About the Trailer & Campground

Your Home Away From Home

Comfortable Accommodations
Welcome to RV by the Sea! Our cozy travel trailer comfortably sleeps up to 6 guests and features 2 bedrooms, 1½ bathrooms, a fully equipped eat-in kitchen, and a comfortable living area. Stay comfortable year-round with air conditioning, heat, two electric fireplaces, and your own private entrance. Outdoors you'll find a patio, an umbrella table, a fire pit, and a charcoal grill.

Resort Amenities
Enjoy everything the campground has to offer, including a seasonal outdoor pool, free WiFi, coin-operated laundry, a children's playground, three bathhouses, and a kayak launch with a fish-cleaning station. There's also a family-friendly restaurant on-site called

Beach Bum's Pizza Bar & Grill

Scan QR code to visit

featuring American cuisine, outdoor seating, and live music during the season.

Perfect Beach Location
The beach is just across the road! You'll have easy access to the beautiful shores of North Topsail Beach, making it simple to spend your days swimming, fishing, shelling, or relaxing by the ocean.

About Your Host

Meet Your Host



Our camper has been filled with laughter, campfires, road trips, and family adventures. Now we're excited to pass the keys to you. Make yourself at home, enjoy the beach, and create memories you'll treasure for years to come.

Lynn Welborn
RV by the Sea, LLC
? 336-410-2713

Quick Reference

At a Glance

- ?? **Sleeps:** Up to 6 guests
- ?? **Bedrooms:** 2 (main bedroom + bunk room)
- ? **Bathrooms:** 1½
- ? **Check-in:** 3:00 PM
- ? **Check-out:** 11:00 AM
- ? **WiFi:** Included — see WiFi & Tech for details
- ? **Parking:** 2 complimentary spaces directly outside the trailer
- ?? **Beach:** Just across the road!
- ? **Host (Lynn):** 336-410-2713

Arrival

Getting Here

Directions to the Property

Use the Google Maps embed below to get directions directly to the travel trailer at **4021 Island Drive, North Topsail Beach, NC 28460**.

Google Maps

Scan QR code to visit

Finding Your Campsite (Lot 142 Orange)

From **4021 Island Drive**, follow these steps to find us:

1. Drive straight with **Beach Bums** on your left.
2. At the stop sign, continue onto **Inland Drive**.
3. Veer left around the **small park and tree**.
4. Pass the **screened-in meeting room** on your left.
5. Stay on the main road through **two right turns**.
6. At the end of the road, you'll see our **beige Venture SportTrek** on **Lot 142 Orange**, just to the right.

? **You've arrived!** See the map below if you need additional guidance.



Check-In

Check-In Time & Instructions

Welcome, there!

Check-in is at 3:00 PM. We'll email you the door code the day before your arrival. You can check yourself in any time after 3:00 PM — just touch the lock screen until it lights up, enter your code, then press the checkmark. You'll hear a verbal confirmation that the door is unlocked. No need to lock the door once you're inside; it auto-locks after 90 seconds!

Our check-in and check-out times give us the time we need to thoroughly clean and prepare the trailer, especially during back-to-back stays. Thanks for your understanding! Need an earlier check-in? Just text or give us a call — if the schedule allows, we're happy to accommodate it, though we can't always guarantee early access.

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Check-Out

Check-Out Time & Tasks

We hope you had a wonderful stay! Before you check out at **11:00 AM**, we'd appreciate your help with a few simple things:

- Place any dirty towels, washcloths, and cloth napkins in the shower.
- Wash, dry, and put away any dishes you've used.
- Turn off the lights, TVs, and other electronics — and don't forget to log out of any streaming accounts you've signed into.
- Close and lock all windows and doors.
- Take one last look around to make sure you haven't left anything behind.

If you enjoyed your stay, we'd love to hear from you! Your feedback helps us make **RV by the Sea** even better for future guests. Thank you for staying with us — we hope to welcome you back soon!

WiFi & Tech

Connecting to WiFi

WiFi Login Details



Connect to our complimentary WiFi using the details below:



Network:
Password:

WiFi Troubleshooting

Having trouble connecting? Try these steps:

1. Make sure you're connected to .
2. Try moving to a different spot in the trailer — coverage can vary slightly.
3. Toggle Airplane Mode on your device, then turn WiFi back on and reconnect.
4. Restart your device completely.

If it's still not working, reach out and we'll troubleshoot further!

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Entertainment

TVs & Streaming

The trailer has **3 streaming TVs** — one in the living area, one in the main bedroom, and one in the bunk room. Each bunk also has its own dedicated charging port and reading light.

Turning on the TV

1. Press the Power button on the TV remote.
2. The smart TV may take a few seconds to boot up.

Watching Netflix & Other Streaming Apps

- The TV has built-in apps — select Netflix, Disney+, YouTube, or others from the home menu.
- Feel free to log into your own streaming accounts. Please remember to log out before you check out.

Troubleshooting

- No signal? Double-check that the TV is set to the correct HDMI input.
- App not working? Try restarting the TV.

Sound System

We have a **sound system with radio and CD player** for your enjoyment. Feel free to put on some tunes while you relax on the patio or cook dinner!

For any issues, feel free to reach out. Enjoy your stay! ?

The Trailer

Kitchen

Kitchen Appliances & How to Use Them

The kitchen is fully equipped for home-cooked meals. Here's what you need to know:

Refrigerator & Freezer
We've installed a residential refrigerator with plenty of space for your groceries. Ice trays are provided in the freezer — we just ask that you refill them before you check out for the next guest.

Range & Oven
The stove and oven work a little differently than a standard home range, so please follow these steps carefully:

Before Cooking

- Slide the glass cover completely back until it rests securely against the wall.
- Always use the vent fan while cooking.

Lighting the Burners

1. Turn the desired burner knob on.
2. Turn the sparker knob clockwise until the burner lights.

Lighting the Oven

1. Press the oven knob in and turn it fully to the left.
2. Continue holding the knob in for **20 seconds**.
3. While holding the knob, turn the sparker knob until the pilot lights.
4. If it doesn't light, turn the oven off, wait a few moments, and try again.
5. Once lit, set the oven to your desired temperature.

When You're Finished
Please allow the stove to cool completely before lowering the glass cover.

Other Appliances

- **Keurig Coffee Machine** — A few coffee pods are provided to get you started on your first morning. Tea bags are also available for the hot water kettle.
- **Microwave, Toaster & Baking Sheet** — All available for your use.
- **Wine glasses, dishes, silverware & cooking basics** — All stocked and ready to go.

Bathrooms

How to Use the Toilets

Our toilets have a special flushing mechanism — please read this carefully to avoid any issues:

1. You'll find a **foot pedal** near the bottom right of the toilet.
2. Step on it to start the flush.
3. Hold the pedal down until everything is clear — about **5 seconds**.
4. Then lift your foot slightly, but depress the pedal just a tiny bit to add some water back into the bowl — about half full.

This residual water creates a proper seal for the system and is crucial to avoid clogs or backups. Thank you for following these steps!

How to Use the Shower

Travel trailers have small hot water heaters, so the shower head has an easy on/off button to help conserve hot water:

1. Turn the main faucet to your preferred temperature.
2. Press the button on the shower head to start the water flow.
3. Once finished, push the button to stop the flow, then turn off the main faucet.

Need more space or a longer shower? You're welcome to use the campground bathhouses — see the Bathhouses section for details.

Campground Bathhouses

Bathhouse Access & Locations

If you'd like a little more space or a longer shower, you're welcome to use the campground bathhouses.

- **Closest Bathhouse:** Located on **Dock Street**, just **two lots to the left** of the RV.
- **Access Code:** You'll find the door code posted on the wall in the kitchen.
- **Seasonal Availability:** This bathhouse is open **March through October** and is closed November through February.
- **Year-Round Option:** A second bathhouse is located next to the community pool and is open all year.

Safety Equipment

Safety Equipment Locations

Your safety is our priority. The travel trailer is equipped with:

- **Smoke detectors** and **carbon monoxide detectors**
- **Fire extinguisher** — to the left of the main door at floor level when you enter
- **First aid kit** — in the left cabinet above the sofa
- **Two exit doors** — the main door and the door in the half bath

Please familiarise yourself with the location of the fire extinguisher and the nearest exits upon arrival.

House Rules

Property Rules

Rules & Guidelines



- **? No Smoking**
  Please keep the travel trailer smoke-free. If you smoke, you're welcome to use the outdoor patio where an ashtray is provided.
- **? No Pets**
  As much as we love animals, pets aren't permitted, to ensure a comfortable stay for all guests.
- **? Security**
  The door automatically locks after 90 seconds. Please close and lock all windows whenever you leave. An exterior security camera is located above the shed and monitors the outside of the property only.
- **? Parking**
  Two complimentary parking spaces are available directly outside the travel trailer. Please note that all other parking in the community requires payment or a permit.
- **? No Parties**
  To keep the community peaceful and enjoyable for everyone, parties and large gatherings are not permitted.

Quiet Hours & Campground Etiquette

- Quiet hours are between **10:00 PM and 7:00 AM**. Please keep noise levels down during these times to respect your fellow campers.
- Please avoid walking through other campers' sites.

Additional Notes & Kid-Friendly Perks

Quick Links

Helpful Links

Accessing the WiFi

Scan QR code to visit

Property Rules

Scan QR code to visit

Local Area

Interactive Map

INteractive Map

RV by the Sea – Local Guide - Google My Maps

Scan QR code to visit

Weather

Weather Forecast

Weather

Scan QR code to visit

Contact & Help

Reach Your Host

Contact Lynn

If you need anything during your stay, I'm just a call or text away! Feel free to reach out at **336-410-2713** if you have any questions, need assistance, or have suggestions that could make your visit even better. I'm happy to help and want to make sure you have a wonderful stay!

Lynn Welborn
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Emergency Contacts

Thank You!

Thank You for Staying With Us!