



**HOMESTEAD CAMPGROUND, LLC**  
**25165 Prettyman Road**  
**Georgetown, DE 19947**

**COMMUNITY OF HOMESTEAD CAMPGROUND**  
**TRAVEL TRAILER RULES AND STANDARDS**  
**EXHIBIT "A"**

**LEASE AND/OR RULES AND STANDARDS VIOLATIONS**

1. Any violations of any provisions of the Homestead Campground LEASE and/or Rules and Standards may be cause for immediate termination or non-renewal of any Lease. Three (3) or more violations of the Homestead Campground Rules will also be cause for termination and/or non-renewal of the seasonal lease.

**REGISTRATION**

1. Prior to entry into the community, all applications and forms must be completed with all information requested so that character and credit checks can be conducted properly to determine community and financial responsibility. Negative reports regarding character, criminal history, credit, income, job time, ability to pay or failure to provide complete and accurate information may be cause for disapproval.
2. All applications must be accompanied by a non-refundable processing fee of Fifty Dollars (\$50).

**STANDARDS AND SITTING**

1. No travel trailer will be accepted for placement in the Park if over Fifteen (15) years of age. No travel trailer will be permitted to be resold to remain in the community if over Twenty (20) years of age. Exception(s): Travel trailers over Fifteen (15) years of age *may* be accepted for placement and Travel trailers over Twenty (20) years of age *may* be allowed to remain for resale in the community if, after thorough inspection by management, the unit appears (1) in good condition, (2) attractive in appearance, (3) equipped with toilet facilities, (4) not too old to be appealing and attractive in the opinion of the Landlord. "For sale" signs are permitted in the RV, and should not be larger than 16" x 24". No Realtor yard signs or any other signs are permitted in the yards.
2. If the unit is to remain in the Park upon resale, it must be inspected and approved by management prior to listing the unit for sale and all rent MUST be paid in full.

Under no circumstances will a lot be transferred to another party if the travel trailer and the lot itself are not in full compliance with these rules and regulations.

If a Tenant decides to sell his travel trailer, he must register his intention with the Park office, and have the unit inspected for resale PRIOR to a FOR SALE sign being displayed.

3. Tenants will be responsible for carrying appropriate insurance coverage on their travel trailer, while parked in Homestead Campground for their own protection.
4. One travel trailer or RV on each space. No tents shall be allowed on any seasonal lot for any reason.

5. No more than one (1) storage room (sometimes called a shed) shall be erected or permitted to remain on one lot. Such shed to be a maximum dimensions of 6 X 8, i.e. total of 48 sq. ft., and shall be no higher than the lowest section of the main roof of the travel trailer. All storage rooms (shed) must have approval by the Landlord before placement. All new sheds must be of wooden or rubber construction. Existing metal sheds may remain as long as they are in excellent condition. If not, they must be removed. All metal sheds must be replaced upon resale.
6. All decks and patios must be approved in advance by management prior to commencement of any construction. Tenant may erect alongside the travel trailer a rectangular patio, 9' in width and no longer than the box length of the unit as long as it does not restrict access to the underground utilities. Decks cannot extend in front or behind the home or in any designated buffer areas. Patios constructed from treated wood not exceeding 6" above ground are permitted in camping areas. Construction above 6" is considered a structure and is not permitted.
7. Screened area may be added of equipment manufactured specifically for camping purposes only and approved by the Landlord and also by the County Planning and Zoning Commission. The tenant must submit a description and picture of screened area for approval. All structures/additions must be manufactured aluminum rooms for camping purposes ONLY.
8. All electrical and water connections shall be the responsibility of the Tenant. Tenants will be responsible for any malfunction between the point of connection and the travel trailer. Each tenant is required to clean and polish his or her electric plug at the opening of every season.
9. Each travel trailer and each travel trailer space must be kept neat, clean and attractive in appearance. This is a continuing obligation, and if any travel trailer and/or travel trailer space is permitted to deteriorate below the standards acceptable to the Landlord this shall be cause for forfeiture of the lease. Management shall be conducting monthly camper inspections throughout the season in an effort to raise the overall aesthetics of the property. If you receive a camper inspection letter throughout the season, please address the violation at your earliest convenience. Should lessee fail to address the violation item(s), lessor will be required to do perform said care and maintenance and lessee shall be charged for the service.
10. The burning of rubbish or trash is not permitted. County Ordinance also prohibits burning of leaves. All camp fires must be contained within a fire ring and shall NOT exceed 6" above the rim of the fire ring. Fire rings cannot be stacked. Campfires must be constantly maintained by an adult.
11. Drying lines for the drying of wash shall be erected only at the rear of the lot. Manufactured circle lines only. NO TREE TIED LINES! Clotheslines (umbrella type only) must be placed at the rear of the lot only and must be neat in appearance. Laundry may not be hung near the front of any unit or on the patio under any circumstances. Laundry may not be displayed for an extended period of time. When clothesline is not in use, it MUST BE collapsed and or removed for grass cutting reasons. Absolutely no drying lines, laundry, etc. shall be allowed in any buffer areas, all must be kept within the confines of your lot lines.
12. All construction must have approval by the Landlord before construction is started.
13. Management reserves the right, from time to time, and upon written notice, to amend or supplement these Rules and Standards and to adopt and promulgate additional restrictions applicable to the leased premises. Tenant agrees to comply with all such amended Rules and Standards upon the effective date of the Amendments.
14. In judging the compliance of the Tenant with the terms of the Lease and the Homestead Campground Rules and Standards, the judgments of the Landlord shall be final. Any failure of the Landlord to enforce One or more of these Rules and Standards shall not constitute a waiver of same, either in whole or in part in reference to any future incident or circumstance, or to any other Tenant.
15. The Tenant must comply with all applicable Federal, State and County laws, rules and standards. (Note that such laws, rules and standards may be more or less restrictive than Homestead Campground Rules and Standards.)

16. If any covenant of the Lease, or these Rules and Standards, which are a part of the Lease, should fail to comply with any requirement of any valid law of the State of Delaware, the law shall be applied and the legally binding requirements of the law for that purpose are incorporated herein by reference thereto.
17. Three (3) incidents of late payments of rental fees will be cause for non renewal of a tenant's lease.

### CARE AND MAINTENANCE OF LOT

1. Each and every lot is to be kept clean of debris, junk and combustible materials at all times. No garbage, bottles, furniture, tires, junk, etc. are permitted to be stored in a visible location.
2. Boat storage is available in the designated "boat storage area" located at the rear portion of Section F of Homestead Campground for a cost of Two Hundred Fifty Dollars (\$250.00) per season. This designated area shall be restrictive to boat storage only. Boat owners shall be required to maintain each site throughout the season, i.e. grass cutting and weeding. See management for instructions. Failure to maintain the lot throughout the season will be grounds for immediate lease termination. Returning boat storage lot tenants shall be given the first right of refusal in renewing their lease for the 2016 season. Boats may be stored on individual seasonal camping lots during the season for a maximum of 72 hours. All boats must be licensed and trailers must be validly tagged. All boats must also be moveable and road and seaworthy.
3. The planting of trees, shrubbery and flowers tend to beautify the community, and the Management encourages each resident to improve the appearance of his/her lot as they see fit. However, to reduce possible damage to underground utilities and to prevent blocking of home ingress and egress, Management must approve the proposed location of new shrub and tree planting in advance.
4. Seasonal tenants are encouraged to purchase a customized camper sign identifying the Lot Number and the Last Name of the seasonal tenant. These signs can be attached and secured to the camper for public display and are available for purchase in the camp store.
5. For the safety of the resident, it is recommended and urged that each unit be equipped with at least two (2) properly functioning smoke detectors.
6. Air conditioning equipment shall be properly maintained so that it operates quietly and without disturbing neighbors. Window A/C units shall be professionally and attractively installed; being propped up with boards is not considered to be an "attractive installation".

### TRASH SERVICE

**ALL TRASH SHALL BE ADEQUATELY BAGGED AND PLACED DIRECTLY IN FRONT OF YOUR LOT EACH DAY AND WILL BE RETRIEVED BY MANAGEMENT. TRASH WILL BE PICKED-UP EVERY MORNING BY MANAGEMENT. YARD WASTE SHALL BE RETRIEVED BY MANAGEMENT EVERY MONDAY AND SHALL BE PLACED IN THE FRONT OF YOUR LOT IN A NEAT FASHION.**

- a. Loose garbage WILL NOT be picked up nor will bags weighing more than 50 lbs.
- b. The trash collectors will take all regular household trash placed in plastic bags. All bags **MUST** be tied and secured.
- c. The trash collectors will not take oil or petroleum products, explosives or toxic waste. For proper disposal of used oil and petroleum products, call the Homestead Campground office for directions to the nearest oil-recycling center.
- e. The burning of rubbish or trash will not be permitted. Sussex County bans burning leaves. The burning of limbs, branches and sticks are allowed in approved fire pits or outside fireplaces if there is not a burning ban in place.

f. You and your neighbors deserve a neat, tidy, well-kept community. We'll do everything possible to provide you with that. But, we need your cooperation. If you have a neighbor with a "junky yard", please let us know.

g. Building materials, mattresses, box springs, appliances, etc. will NOT be retrieved by management. The disposal of these articles shall be the sole responsibility of the tenant.

### **GENERAL CONDUCT**

1. Our basic rule for personal and family conduct is *BE A GOOD NEIGHBOR*. If your language, music, outdoor activities, family member, pets or visitors in any way disturbs your neighbors, such behavior or activities is inappropriate, unacceptable, and in violation of our Community's Rules and Regulations.

2. No playing of radios, televisions, stereos or musical instruments is permitted at any time at a volume level, which permits them to be heard on an adjoining site. We do not want your neighbor's musical preferences to be forced upon you, and vice versa.

Electronic or other devices, which interfere with the TV reception of other Tenants, will not be permitted.

All Tenants of the community have the right of peaceful and quiet enjoyment of their home and community. No loud parties will be allowed at any time, nor will excessive noise be tolerated.

3. Adult residents shall be responsible for the conduct of all members of their family, as well as that of their guests, and shall be liable of any damages caused to the property of others. Children are to respect the property of others, as well as, their lot boundaries. Everyone is expected to conduct himself in a dignified and neighborly manner.

4. This is a wholly residential community. No advertising or business of any kind may be conducted on a Resident's lot or in their home. Any outside storage of business material or equipment is prohibited unless it is used for that home in a timely manner.

5. Unlawful activities of any kind, including but not limited to illegal drug use or sales, gambling, prostitution, under-age consumption of alcoholic beverages, receiving stolen goods, lewd and lascivious behavior, are specifically prohibited, and will result in immediate lease termination.

6. No guns or explosives of any type or description may be used or discharged within the community. The use of firecrackers, firearms, B-B guns, paint ball guns or air rifles, bow and arrow, slingshot, or other weapons or dangerous devices is prohibited anywhere within the park.

7. Complaints relative to the conduct or behavior of any family in the community will be discussed privately with the particular family involved. In cases where complaints continue after the family has been properly notified, the lease may be legally terminated.

8. Public drunkenness, drunk driving on the streets of the Park, and illegal or immoral conduct are specifically prohibited and will be grounds for immediate lease termination and immediate removal of the camper.

9. No person or persons under the age of twenty-one (21) will be permitted to occupy in the park unless accompanied by the adult legal Tenant of said lot.

10. The Landlord may terminate any lease if the Tenant, or any person in the household of the Tenant, is found guilty of vandalism or of a violation of any of the criminal laws of the State of Delaware or the United States while residing at Homestead Campground. When the lease is terminated under these circumstances, there shall be no rebate of lot rent.

11. Children are expected to play in their own yards, or in common areas (playgrounds, etc.) Our basic rule of proper conduct is "Be a good neighbor". This applies to all, children and adults alike.

12. Drug use is against the law and is absolutely forbidden within the Park. Any violation of this rule will result in the immediate termination of your lease and court-ordered eviction. If you observe or are aware of any such conduct, please advise the office. Your information and suspicions will be used without disclosing your identity.
13. Occupancy – Your home may be occupied by no more individuals than suitable for the house, with a minimum of two (2) persons per bedroom. Renting or subleasing your RV is prohibited. Occupancy of your home by individuals or groups without the leaseholder present for a period of more than two (2) consecutive weeks shall be considered subleasing and shall be grounds for termination.
14. General Curfew - Quiet hours from 10:30 PM to 8:00 AM. No loitering of any kind within the common areas of the campground shall be permissible after 11:00 PM. Resident campers are expected to be back at their campsite by 11:00 PM.

### **CAMPGROUND AMENITIES**

1. Main Community Pavillion – The main community pavilion located in front of the community center is open to all campers from 8:00 AM to 10:30 PM. All community parties must cease by 10:30 PM. All music must be played at a reasonable level and shall not infringe on the benefits of others who are not present at the pavilion. Homestead is a residential neighborhood and loud music that disrupts the peaceful enjoyment of others will not be tolerated. Tables shall be returned to the pavilion after each party and the pavilion area shall be returned to a clean area.
2. Community Pools – There are TWO pools at Homestead. The new pool located in Section F is an ADULT (21 years of age or older) pool ONLY. No children or infants shall be admitted to the adult pool area for any reason. NO EXCEPTIONS. Pool hours for both pools are 10:00 AM to 8:00 PM. Pool hours will be enforced. Campers shall be expected to leave the pool by 8:00 PM. NO EXCEPTIONS. NO ALCOHOL SHALL BE ALLOWED IN THE POOL AREA. NO SMOKING SHALL BE PERMITTED AT EITHER POOL.
3. Cement Sprinkler – The cement sprinkler located in the new section is for children ONLY. No skateboards, scooters, or bicycles are allowed in this area.
4. Office Hours – The park office hours shall be from Sunday through Thursday, 9:00 AM – 5:00 PM and Friday and Saturday, 9:00 AM - 9:00 PM. Management shall have the right to adjust the office hours at anytime.
5. Community Store – The camp store hours shall be open from Sunday through Thursday, 11:00 am through 4:30 pm and Friday and Saturday from 9:00 am to 9:00 pm between Memorial Day and Labor Day. Management shall have the right to adjust the office hours at anytime.

### **RESPONSIBILITY FOR YOUR CHILDREN, GRANDCHILDREN AND CHILDREN OF YOUR GUESTS**

1. Residents will be held responsible for the conduct of their guests, children and grandchildren and for any and all property damage or personal injury caused by them.
2. Curfew – Children under the age of (18) years of age must not be out in the community of Homestead after 10:30 pm unless supervised by an adult resident of at least 21 years of age.
3. Guests – All guests must be accompanied by the designated seasonal camper. No guests shall be admitted to the park without the seasonal camper.

### **PETS**

These “Pet” Rules are designed for the overall good of all residents of this community, pet owners, as well as those who do not choose to have a pet.

**Only house pets** are permitted in the community, House pets are herein defined as dogs and cats that remain inside the house at all times except when being walked on a leash. **Management must approve ANY inherently dangerous animals of any kind, i.e. snakes, reptiles, spiders, pit bulls, etc.**

All pets must be kept on a leash when outside the home and must **never be allowed to run at large other than within the designated dog park areas.**

1. Doghouses, pens, pole-to-pole runs, or any other type of animal run are absolutely prohibited.
2. Cats are not permitted to run loose at any time.
3. Under no circumstances may a pet be tied outside overnight or at anytime.
4. On a Noisy and unruly pets or those that cause complaints will not be allowed to remain in the community, this specifically includes yappy dogs or meowing cats.
5. Visitors may not bring pets into the community.
6. Pets may not be curbed on other Resident’s yards. When pets are walked through the Community, owners are responsible for removing any animal excrement left by their pets.
7. Animal excrement shall not be allowed to accumulate in any yard at any time. Pet owners are responsible for cleaning up their yards after their pet’s daily basis.
8. Outside caged pets, such as rabbits, are prohibited.
9. In summary, your pet must be a good neighbor, just as you are expected to be. Bad neighbors, people as well as pets, are not welcome in Homestead Campground.

### **TRAFFIC, PARKING, VEHICLES, BICYCLES, and SCOOTERS**

1. Our community speed limit for vehicles is 5 mph. This limit is established for the safety of all residents and their children. Each resident and their guests must observe strict compliance with the speed limit. Do not blow your horn unnecessarily. All intersections should be considered to be YIELD corners, unless marked with a stop sign. Pedestrians and bicycle riders have the right of way. Always be alert for children; they also have the right of way.
2. Any temporary requirement for an additional parking space(s), as for guests, should be handled by the resident moving his/her car(s) to a neighbor’s unused parking space after obtaining specific permission from that neighbor for using their space for the time you need it. Please ask permission each time you need additional space. **DO NOT** assume that you have the right to use nearby unused spaces, for even the briefest time without the express consent of that neighbor.
3. Major auto repairs are not to be done on your lot, in the street, or anywhere else within the community. All waste petroleum products from oil changes from a car or boat must be disposed of properly as required by DNREC. Please call the management office for directions to the nearest oil-recycling center.
4. Mini-bikes, dirt bikes, all terrain vehicles, or other excessively noisy vehicles are prohibited in Homestead, whether owned by a resident or a visitor.

- a) One (1) motorcycle per lot will be allowed in the park, unless approved by management. It must be ridden by the leaseholder, and it must only be driven to and from the entrance to the owner's lot. Excessive noise or disturbance will be grounds for termination of this privilege, and may be considered grounds for termination of your lease. Motorcycles must be registered with the Homestead Office
5. No extra campers, motor homes or other recreational vehicles may be stored on the lot or anywhere else within the Park with exception of boats stored on individual lots for a maximum period of 72 hours.
  6. Trucks over 3/4 ton will be allowed in the community for delivery purposes only.
  7. No motor vehicle may remain in the community if it is in a state of disrepair and inoperable. Unregistered vehicles in the community, for any extended period of time, will be removed at the owner's expense. No vehicles are permitted on any of the lawn areas of common areas of the community at anytime or for any reason.
  8. You are only permitted to park in YOUR designated parking RV parking spot.
  9. In as much as this community is maintained as private property, its streets and homes are private, NOT public thoroughfares. Management may therefore, at its sole discretion, and in the interest of safety, appearance, lower maintenance and reduced traffic, as well as for the well being of our residents, restrict or prohibit certain vehicles or drivers from using our streets.
  10. All bicycles and scooters **must** have an operating headlight and rear tail light or reflector if they are to be ridden after dark in Homestead. Reflective clothing is also suggested. Bicycles are NOT to be raced in the campground. **DELAWARE STATE HELMET LAW** – Delaware law requires helmet use for children 16 years old and younger riding bicycles and motorcycles. Homestead strictly enforces this law.

#### **RULES FOR OPERATION OF A GOLF CART WITHIN HOMESTEAD**

1. All golf carts must be registered and tagged at the Homestead office prior to May 1<sup>st</sup> of each year. At the time of registration, each golf cart shall be inspected for installation and proper functioning of headlights and tail reflectors, to ensure that the brakes work properly, and that the owner's park tag number is clearly displayed on the rear of the golf cart.
2. Maximum allowable speed limit for golf carts shall be 5 MPH. Speeders and reckless operators may have their cart registration and cart-driving privileges within Homestead revoked.
3. Anyone operating a golf cart must have a valid state driver's license and must be able to produce a copy upon management's request to do so.
4. Operating a golf cart while intoxicated is dangerous and may result in revocation of golf cart operating privileges within Homestead.
5. The over-loading of a golf cart with too many passengers is dangerous, as is standing on the back of the cart and neither will be permitted. The seating arrangements of each cart will determine the maximum number of passengers allowed.
6. Any golf cart driven after sunset or before sunrise must have headlights on and tail reflectors in proper working order. Flashlights are NOT acceptable illumination.
7. The curfew for the use of golf carts within Homestead for drivers under 18 years of age shall be 10:30 PM.
8. Golf cart operators shall follow the same rules of the road as an automobile driver, e.g. drive on the right side of the street, stop at stop signs, yield to traffic to the right at intersections, signal at turns, etc. Failure to follow these rules and guidelines may result in the revocation of golf cart privileges.

9. Any older golf cart tags which have been altered shall be replaced with new tags. All tags shall Homestead approved tags.

**Community of Homestead Fee Schedule**

Seasonal Lot Rent.....\$3,200.00

Resident Application .....\$50.00

Any work completed by contractor will be billed at the contractor's rate