



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

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

**2025 RULES AND STANDARDS VIOLATIONS**

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 accrued violations of the Homestead Campground Rules will also be cause for termination and/or non-renewal of the seasonal lease.

**INDEX:**

Page 2: Registration, Homestead Campground Seasonal Lot Fee Schedule, Late Fees

Page 3: Standards and Sitting: Compliance, RV Standards

Page 4-5: Standards and Sitting: Selling of RV

Page 6: Standards and Sitting: Additions to Lot, Buffer Area of the Campground

Page 7: Standards and Sitting: Care and Maintenance of Lot

Page 8-10: General Conduct

Page 10: Responsibility for your Children, Rules for Operation of a Golf Cart

Page 11: Traffic, Parking, Vehicles, Bicycles, and Scooters

Page 12-13: Pets

Page 13-14: Trash Service

Page 14-15: Campground Amenities

Page 16: Seasonal Tenant Signature Page

**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).

**HOMESTEAD CAMPGROUND NON-REFUNDABLE SEASONAL LOT FEE**

**SCHEDULE**

Seasonal Deposit (DUE November 1 <sup>st</sup> , 2025) .....	\$800.00 (All sections)
Seasonal Balance (DUE April 1 <sup>st</sup> , 2025) .....	\$3,400.00 (Sections A-D)
	\$4,100.00 (Sections E&F)
Seasonal Lot Total (DUE BY April 15th, 2025) .....	\$4,200.00 (Sections A-D)
	\$4,900.00 (Sections E&F)

Seasonal Resident Application .....\$50.00

Golf Cart Registration (ONE TIME FEE)..... \$10.00

Golf Cart License Plate (ONE TIME FEE) ..... \$30.00

(AN INSPECTION OF ALL GOLF CARTS IS REQUIRED FOR ALL NEW CARTS. THERE IS NO FEE.)

**LATE FEES**

**IMPORTANT: Three (3) incidents of late payments (which accrue monthly), bad funds, or returned funds of rental fees (or combination thereof) will be just cause for non-renewal of a tenant’s lease. Upon non-renewal of lease, tenant understands that they will not be able to sell their rv and forfeit any and all claims to the lot.**

1. A late fee of Fifty Dollars (\$50.00) will be assessed for all deposits not received in good funds by November 5<sup>th</sup>, 2025. There shall be an additional late fee of Fifty Dollars (\$50.00) Per Month on the 1st Day of each month starting December 1<sup>st</sup>, 2025, in which the seasonal deposit is not paid in full.

IF THE SEASONAL DEPOSIT IS NOT RECEIVED ON OR BEFORE DECEMBER 1<sup>st</sup>, 2025, THE LEASE WILL BE DECLARED NULL AND VOID AND/OR TERMINATED AND WILL BE JUST CAUSE FOR MANAGEMENT TO REMOVE YOUR CAMPER FROM THE PROPERTY and other articles from the lot. While the travel trailer is stored, tenant shall be assessed the applicable tow and daily storage fee of the contractor, in addition to the outstanding lot rent balance. Above tenant shall not hold HOMESTEAD CAMPGROUND liable for any damages whatsoever allegedly related to the removal of said unit to holding area.

2. The final payment of rent (Seasonal Balance) shall be due and paid on or before April 1<sup>st</sup>, 2025. Any rent not received in good funds by APRIL 15<sup>th</sup>, 2025 shall owe a \$100.00 late fee. There shall be an additional late fee of \$100.00 Per Month on the 1st Day of each month starting May 1<sup>st</sup>, 2025 in which lot rent is not paid in full.

If the total rent due is not received by MAY 1<sup>st</sup>, 2025, the lease will be terminated and any and all monies paid shall be considered to be the fee for storing the travel trailer or subject travel trailer space during the previous off season and/or reserving that space. Failure by the Lessee to make full payments in good funds shall also be just cause for HOMESTEAD CAMPGROUND to remove the travel trailer and other articles from the lot. While the travel trailer is stored, tenant shall be assessed the applicable tow and daily storage fee of the contractor, in addition to the outstanding lot rent balance. Above tenant shall not hold HOMESTEAD CAMPGROUND liable for any damages whatsoever allegedly related to the removal of said unit to holding area.

## **STANDARDS AND SITTING**

- **COMPLIANCE**

1. 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.
2. 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 about any future incident or circumstance, or to any other Tenant.
3. 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.)
4. 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.

- **RV STANDARDS**

1. No travel trailer will be accepted for placement in the Campground if over Fifteen (15) years of age. No travel trailer will be permitted to be resold or transferring of ownership to remain in the community if over Fifteen (15) years of age. **That age is 2011 or newer for the 2025 Season.**
2. Tenants will be responsible for carrying appropriate insurance coverage on their travel trailer, while parked in Homestead Campground for their own protection. TENANT SHALL NOT HOLD HOMESTEAD CAMPGROUND LIABLE FOR ANY ALLEGED DAMAGES WHATSOEVER.
3. One travel trailer or RV on each lot. No tents shall be allowed on any seasonal lot for any

reason beyond overnight.

4. 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.

5. 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 may conduct camper inspections throughout the season to raise the overall aesthetics of the property. If you receive a camper inspection letter throughout the season, please address the violation WITHIN 30 DAYS OF WRITTEN NOTICE. Should tenant fail to address the violation item(s) WITHIN 30 DAYS OF WRITTEN NOTICE, Management reserves the right to perform said care and maintenance and tenant shall be charged for the service.

6. The burning of rubbish or trash is not permitted. County Ordinance also prohibits the burning of leaves. All campfires 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 and monitored by an adult.

7. 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. 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.

- Under no circumstances, per County restrictions, may a private bathroom be installed in sheds or elsewhere outside of the RV unit.
- 
- **SELLING OF RV**

1. Homestead Campground is not responsible for any FOR SALE BY OWNER sales. If a tenant decides to sell their travel trailer, they must register their intention with the Campground office first prior to any sale. 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. You must have a valid title, and a copy is required to verify the age.

2. The unit must be inspected for resale PRIOR to a FOR SALE sign being displayed.

“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.

3. If the unit is to remain in the Campground upon resale, an inspection must be performed by a licensed rv repair/dealer. The cost and scheduling of the inspection is at the discretion of the licensed vendor and any fees are the responsibility of the seller. Homestead Campground is not affiliated with any vendor, nor do we receive any compensation. A copy of the inspection report must be provided by the vendor to the office within 10 days of the inspection at which point a determination will be made.

4. Before the sale of the RV can be completed, the new tenant MUST be approved by the office and undergo all registration and nonrefundable background checks. Management reserves the right to deny any incoming tenant at their discretion. Both seller and buyer will be notified of the screening determination.

5. The Landlord reserves the right to terminate this lease at any time. Upon an immediate lease termination, you may not sell your RV and there shall be no rebate or refund. Upon termination, the resident will be given 24 hours to remove their camper and vacate the property. Upon vacating the property, the resident will be considered trespassing on private property and the proper authorities will be contacted for their removal. If you intentionally harbor or host a terminated guest, your lease will be immediately terminated.

6. If you desire, the office can act as a third-party vendor in your rv sale at the commission of 10% of the selling price (see the office for a full list of services included in listing). If you choose to list and sell through the office, Homestead Campground will absorb any inspection costs. The 10% commission fee is due at signing and title transfer. Failure to provide the fee will result in a nullification or suspension of the sale until paid in full.

7. CURRENT RVS THAT ARE OLDER THAN 15 YEARS MAY REMAIN IN THE CAMPGROUND PROVIDED THE RV AND ALL SITE CONTENTS (SHEDS, LANDSCAPING, DECKING, ETC.) REMAIN IN GOOD CONDITION AND APPEARANCE. YOU WILL NOT BE AUTOMATICALLY TERMINATED IF YOUR RV IS OLDER THAN

15 YEARS OF AGE. **The age is 2011 for the 2025 Camping Season.**

8. If your rv is beyond the specified age, your rv can be sold to an outside buyer but **MUST BE REMOVED FROM THE PROPERTY THUS FORFEITING YOUR LOT IF YOU DO NOT INTEND TO UPGRADE WITH A NEWER AGED RV.** You may bring a newer aged rv on site to keep your lease. **THE BUYER OF THE OLDER RV DOES NOT HAVE ANY CLAIM TO THE LOT THUS THE LOT WILL BECOME OPEN TO OUR WAITING LIST.**

- **ADDITIONS TO LOT**

1. All construction must have approval by the Landlord before construction is started. A Lot Alteration Form must be completed and approved by Management. In some instances, construction may require approval by Sussex County Planning and Zoning Commission. Any associated costs shall be the responsibility of the tenant and in no way the responsibility of Homestead Campground.

2. 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 dimension 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, composite, or rubber construction. Existing metal sheds may remain if they are in excellent condition. If not, they must be removed. All metal sheds must be replaced upon resale.

3. 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, 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.

- Screened area may be added of equipment manufactured specifically for camping purposes only and approved by the Landlord AND by the County Planning and Zoning Commission. The tenant must submit a description and picture of screened area for approval through the Lot Alteration Form. All structures/additions must be manufactured aluminum rooms for camping purposes ONLY and installed by professional licensed contractor.

- 

- **BUFFER AREAS OF THE CAMPGROUND**

**No vehicles or trailers (WITH THE EXCEPTION OF A GOLF CART) are permitted on**

**any of the lawn areas including the buffer areas of common areas of the community at any time or for any reason.**

1. All buffer areas must be accessible and unobstructed for maintenance purposes.
2. Absolutely no drying lines, laundry, pools, hammocks, fire pits, etc. shall be allowed in any buffer areas for extended periods of time (no more than 48 hours) and must be stored within the confines of your lot lines.

### **CARE AND MAINTENANCE OF LOT**

1. Tenants will be responsible for maintaining and cutting their own grass. Homestead Campground shall cut the seasonal lots from their lot post to the roadway. Should your lot become unkept with overgrown grass or weeds, we reserve the right to arrange for grass cutting at your expense.
2. 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.
3. Storage is available in the designated “boat storage area” located at the rear portion of Section F of Homestead Campground for a cost of Three Hundred Fifty Dollars (\$350.00) per season. Leaseholders shall be required to maintain each site throughout the season, i.e., grass cutting and weeding. Failure to maintain the lot throughout the season will be grounds for immediate lease violation and/or termination. Returning storage lot tenants shall be given the first right of refusal in renewing their lease for the 2025 season. Boats may be stored on individual seasonal camping lots during the season for a maximum of 72 hours. Any boat and/trailer remaining on a lot for more than 72 hours, may be subject to lease violation and/or termination. All boats must be licensed, and trailers must be validly tagged. All boats must also be moveable and road/seaworthy.
4. The planting of shrubbery, and flowers tend to beautify the community, and 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 planting in advance.  
**The use of chemicals to destroy grass or stumps is not permitted.**
5. 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.
6. For the safety of the resident, it is required that each unit be equipped with at least two (2) properly functioning smoke detectors and fire extinguishers.

7. 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”.

8. RV connections must be properly secured at all times and pose no risk of injury or fire. Failure to immediately correct any concern that Management has identified, will result in immediate lease termination.

9. Guests choosing to leave the campground are subject to a **lot clean up fee of \$350** for sites left in disarray. This will cover the cost of hauling away any bulk materials such as pavers, sheds, decking, wood debris, or other items deemed as such by management. This excludes leveling lots or re-stoning site pads.

### **GENERAL CONDUCT**

**All tenants have the right to peaceful and quiet enjoyment of their site and community. No loud parties or game events will be allowed after 10:30PM, nor will excessive noise be tolerated. 11PM-8AM is designated quiet time for all. No loitering of any kind within the common areas or buffer areas of the campground shall be permissible after 11:00 PM. Failure to comply will result in a lease violation and/or termination.**

1. **Yelling, cursing, or any other aggressive behavior towards any staff member or tenant will not be tolerated and will be grounds for immediate lease termination.**

2. **The Landlord reserves the right to terminate this lease at any time.** Upon an immediate lease termination, you may not sell your RV and there shall be no rebate or refund. Upon termination, the resident will be given 24 hours to remove their camper and vacate the property. Upon vacating the property, the resident will be considered trespassing on private property and the proper authorities will be contacted for their removal. If you intentionally harbor or host a terminated guest, your lease will be immediately terminated.

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

4. **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.



5. 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 for any damage 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 themselves in a dignified and neighborly manner. At no time are you permitted to cross your lot boundaries onto a neighboring lot without the approval or permission of that lot tenant.
6. This is a wholly residential family 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.
7. 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.
8. No guns or explosives of any type or description may be used or discharged within the community. The use of fireworks/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 campground.
9. Complaints relative to the conduct or behavior of any family in the community will be discussed privately with the family involved. In cases where complaints continue after the family has been properly notified, the lease may be immediately terminated.
10. Public drunkenness, drunk driving on the streets of the Campground including but not limited to golf carts, and illegal or immoral conduct are specifically prohibited and will be grounds for immediate lease termination and immediate removal of the camper.
11. No person or persons under the age of twenty-one (21) will be permitted to occupy in the campground unless accompanied by the adult legal Tenant of said lot.
12. 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. Upon termination, the resident will be given 24 hours to remove their camper and vacate the property. Upon vacating the property, the resident then understands that the resident will be considered trespassing on private property and the proper authorities will be contacted for their removal.
13. Children are expected to play in their own yards, or in common areas (playgrounds, etc.) during regular hours. Anyone under the age of eighteen (18) must return to their campsite by

11pm (quiet hour). Security personnel assigned by Homestead Campground should be obeyed with the same respect as Management. Our basic rule of proper conduct is “Be a good neighbor”. This applies to all- children and adults alike.

14. Illegal drug use is against the law and is absolutely forbidden within the Campground. Any violation of this rule will result in the immediate termination of your lease and 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.

15. Occupancy – Your home may be occupied by no more individuals than suitable for the house, with a maximum 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 immediate termination.

16. **No politically affiliated signs, banners, flags, or decorations are permitted on your lot. This includes anything that might be deemed offensive as determined by Management.**

### **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 – Quiet Hours begin at 11pm.

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

1. The maximum allowable speed limit for golf carts shall be 5 MPH. Speeders and reckless operators may have their golf cart registration and cart-driving privileges within Homestead revoked and lease violations will be issued. For the safety of our guests as well as the children that reside in the campground, two (2) speeding violations will result in immediate lease termination.

2. 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.

3. Operating a golf cart while drinking and/or intoxicated is dangerous and may result in immediate revocation of golf cart operating privileges within Homestead as well as immediate lease termination

4. The overloading 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. Anyone observed with an overloaded golf cart shall be

subject to lease violation

5. ...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.

6. 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.

**All seasonal resident golf carts are required to be registered and tagged within the Homestead office. All license plates must be properly displayed. Proof of current insurance and inspection are required at the beginning of each season. A fine of \$50 shall be issued for driving without tags. Failure to tag your golf cart within 2 weeks of fine shall result in revocation of golf cart privileges.**

### **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, motorized scooter, 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 campground, 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. No extra campers, motor

homes or other recreational vehicles may be stored on the lot or anywhere else within the Campground with exception of boats stored on individual lots for a maximum period of 72 hours.

5. Trucks over 3/4 ton will be allowed in the community for delivery purposes only. **Box trucks are not permitted in the campground. All deliveries must be accepted at the office parking area.**

6. 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, will be removed at the owner's expense.

**No vehicles or trailers (WITH THE EXCEPTION OF A GOLF CART) are permitted on any of the lawn areas including the buffer areas of common areas of the community at any time or for any reason. If you are having work completed on your site, you are responsible for any damages to our property or violations and fines.**

7. You are permitted to park in YOUR designated RV parking spot, unless you have permission to park in a neighboring site.

8. 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 wellbeing of our residents, restrict or prohibit certain vehicles or drivers from using our streets.

9. All bicycles and scooters **must** have an operating headlight and rear taillight 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.

## **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 that always remain inside the house except when being walked on a leash. Management must approve ANY inherently dangerous or aggressive dogs.**

**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 outside of your camper or lot.
3. Under no circumstances may a pet be tied outside overnight or at any time without supervision, shelter, food, or water.
4. Noisy and unruly pets or those that cause complaints will not be allowed to remain in the community, this specifically includes yappy, barking dogs and aggressive dogs.
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 and properly disposing of any animal excrement left by their pets, this includes the 2 Bark Parks.
7. Animal excrement shall not be allowed to accumulate in any yard at any time. Pet owners are responsible for cleaning up their yards and in the dog parks after their pets on a daily basis.
8. Outside, exotic, and caged pets, such as rabbits, snakes, lizards, etc, are strictly prohibited.
9. **ALL pets must be properly vaccinated, and proof of vaccination should be readily available upon request from our office.**
10. 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.

- **TRASH SERVICE**

**ALL TRASH MUST BE ADEQUATELY BAGGED AND MUST BE PLACED DIRECTLY IN FRONT OF YOUR LOT AND WILL BE RETRIEVED BY MANAGEMENT ON A DAILY BASIS BEGINNING AT OR AROUND 9AM.**

1. Loose garbage **WILL NOT** be picked up nor will bags weighing more than 30 lbs.
2. The trash collectors will take all regular household trash placed in plastic bags. All bags **MUST** be tied and secured. **Plastic trash cans up to 32 gallons are allowed and encouraged.**
3. 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.
4. The burning of rubbish, bulk materials, and 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.

5. All bulk materials including but not limited to building materials, furniture, mattresses, box springs, appliances, etc. will NOT be picked up, nor shall ANY of these articles be disposed of in the designated trash area or trash truck, or by means of burning. If any items are left on your site, you as the guest will be charged the cost of labor at the applicable hourly rate plus the dumping fee of no less than \$50. The disposal of these articles shall be the sole responsibility of the tenant. You may do so at the [DSWA Transfer Station, 29997 John P. Healy Drive \(Route 5\), Harbeson, Delaware.](#)

### **CAMPGROUND AMENITIES**

1. Main Community Pavilion (Prettyman Pavilion) – 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 state.
2. Community Pools – There are TWO pools at Homestead. Pool hours for both pools are 10:00 AM to 8:00 PM DAILY. Campers shall be expected to leave the pool by 8:00 PM. NO ALCOHOL IS PERMITTED AT THE FAMILY POOL AT ANY POINT. NO SMOKING OR GLASS SHALL BE PERMITTED AT EITHER POOL. NO EXCEPTIONS. Pool rules are posted on the entry door of each pool gate. Guest are expected to read and follow the rules at all times. Anyone 14 and younger must be accompanied by an adult. Staff reserved the right to eject anyone found to disturb the enjoyment of others with their music, language, or rough play. Designated smoking areas are close by for your convenience. The 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 if the FAMILY pool is open and operational. An exception to this shall allow for children to be accompanied with an adult during severe heat or weather at MANagements DISCRETION ONLY. Golf carts are permitted to park at the adult pool. Any other vehicles found parking at the adult pool will be subject to towing at guests' expense.
3. Splash pad – The splash pad located in the F section is for children and dogs ONLY. No skateboards, scooters, or bicycles are allowed in this area.
4. Office Hours – The campground office shall be open 7 days a week during the season. Management shall have the right to adjust the posted office hours at any time.
5. Community Center – The community center is available on a first come first serve basis for private functions. You must let the Campground office know your intent to use it as we reserve the right to deny any request that does not fit with our family campground atmosphere. Our seasonal events take precedence and due to weather changes, some outdoor scheduled events will need to be moved indoors. For large scale events such as weddings, Campground office must be given One (1) year notice to reserve. **A contract**

**for such an event will be given to register your intentions and does require a security deposit of \$250. This deposit is 100% refundable upon completion of your event, or less due to damage or extensive cleaning costs.**

6. Game Room – The game room will be open daily from 8am-8pm weather permitting. All occupants are expected to abide by the posted rules at all times. Anyone found in violation of the game room rules will be subject to lease violation and/or lease termination. This includes vandalism. Game room equipment is subject to sign out and must be returned to the office staff. YOU are responsible for any damage made by your family members and guests.
7. Laundry Facility – The laundry facility will be open during the season 24 hours a day. All washing machines and dryers are available on a first come first serve basis. Tenants should not overload machines at any time. We ask that you remove clothes from the washers and dryers promptly to allow others the ability to use them. If your laundry is left in the machines for a period of time after completion, staff will remove your belonging for the next guests use. Anyone found in violation of the rules will be subject to lease violation and/or lease termination. . This includes vandalism.
8. Bath and Shower Houses – The bathroom and shower house facilities will be open during the season 24 hours a day. Tenants should report any cleanliness or plumbing issues to the office directly. Anyone found in violation of the rules will be subject to lease violation and/or lease termination. . This includes vandalism.
9. Dog “Bark Parks” – Homestead Campground has 2 dog parks available for our guests. A small breed dog park for all dogs 25 pounds and below is accessible at the entrance of the D section of the campground. A large breed dog park for all dogs 26 pounds and above is accessible thru the end of the D section of the campground. All guests are asked to kindly clean up after their pets using the bags and trash receptacles provided at each park. Please report any holes or damage to the office as soon as possible.
10. WiFi Lounge – The lounge is open daily from 8am-8pm. No one under 14 years of age may frequent the lounge without a guardian. Monday-Friday during the hours of 8am-4pm, the lounge shall be used for business purposes for those wishing to work from the campground and shall be suspended for anyone under 14 years of age without a guardian.

I have read and understand that 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.

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Site number \_\_\_\_