

HOMESTEAD CAMPGROUND, LLC
25165 Prettyman Road
Georgetown, DE 19947

COMMUNITY OF HOMESTEAD CAMPGROUND
TRAVEL TRAILER RULES AND STANDARDS
EXHIBIT "A"
2026 RULES AND STANDARDS VIOLATIONS

Any violations of any provisions of the Homestead Campground LICENSE AGREEMENT and/or Rules and Standards may be cause for immediate termination or non-renewal of any License Agreement. **Three (3) or more accrued violations** of the Homestead Campground Rules will also be a cause for termination and/or non-renewal of the seasonal License Agreement.

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, Lot Relinquishment
- Page 6: Standards and Sitting: Additions to Lot, Buffer Areas of the Campground
- Page 7: Standards and Sitting: Lot Care and Maintenance
- Page 8-9: General Conduct, Golf Cart Operation
- Page 10: Traffic, Parking, Vehicles, Bicycles, and Scooters
- Page 11: Pets
- Page 12-13: Trash Service, Campground Amenities
- Page 14: Seasonal Tenant Signature Page

2026 Homestead Campground Rules & Regulations

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 1st ,2025)	\$1,000.00 (All sections)
Seasonal Balance (DUE April 1st, 2026)	\$3,400.00 (Sections A-D)
	\$4,100.00 (Sections E&F)
 Seasonal Lot Total (DUE BY April 15th, 2026)	 \$4,400.00 (Sections A-D)
	\$5,100.00 (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
<i>(AN INSPECTION OF ALL GOLF CARTS IS REQUIRED FOR ALL NEW CARTS at NO FEE.)</i>	

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 license agreement. Upon non-renewal of license agreement, tenants understand that they will not be able to sell their rv and forfeit 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 5th, 2025. There shall be an additional late fee of Fifty Dollars (\$50.00) Per Month on the 1st Day of each month starting December 1st, 2025, in which the seasonal deposit is not paid in full.

IF THE SEASONAL DEPOSIT IS NOT RECEIVED ON OR BEFORE DECEMBER 1st, 2025, THE LICENSE AGREEMENT 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, the tenant shall incur the applicable towing and daily storage fee of the contractor, in addition to the outstanding lot rent balance. Tenants shall not hold HOMESTEAD CAMPGROUND liable for any damage whatsoever allegedly related to the removal of said unit to holding area.

2026 Homestead Campground Rules & Regulations

2. The final payment of rent (Seasonal Balance) shall be due and paid on or before April 1st, 2026. Any rent not received in good funds by APRIL 15th, 2026, 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 1st, 2026, in which lot rent is not paid in full.

If the total rent due is not received by MAY 1st, 2026, the License Agreement will be terminated and all monies paid shall 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, the tenant shall incur the applicable towing and daily storage fee of the contractor, in addition to the outstanding lot rent balance. Tenants shall not hold HOMESTEAD CAMPGROUND liable for any damage 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 License Agreement premises. Tenants agree 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 License Agreement 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 License Agreement, or these Rules and Standards, which are a part of the License Agreement, 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 2012 or newer for the 2026 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

2026 Homestead Campground Rules & Regulations

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. 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 License Agreement. 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 tenants 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 should NOT be excessive in size. 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 the 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.

• PARK MODEL STANDARDS

Due to structural standards associated with Park Model units, **Park Models are exempt of the 15-year rule** and are allowed to be sold, regardless of age, provided they meet the following criteria:

- It passes the requirements of the certified inspection
- It remains in appearance that is considered acceptable.
- Current tenant has a valid License Agreement with the campground (*not terminated*).

• SELLING OF RV

1. Homestead Campground is not responsible for any FOR SALE BY OWNER sales. If a tenant

2026 Homestead Campground Rules & Regulations

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 professionally inspected for resale **PRIOR** to a **FOR SALE** sign being displayed.

“For sale” signs are permitted for display on the lot only 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 non-refundable 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 License Agreement at any time. Upon an immediate License Agreement termination, you may not sell your RV and there shall be no rebate or refund. Upon termination, the resident will be given 72 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 License Agreement 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 the 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 year is 2012 for the 2026 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 RV within the specified age range on site to keep your License Agreement. **THE BUYER OF THE**

2026 Homestead Campground Rules & Regulations

OLDER RV DOES NOT HAVE ANY CLAIM TO THE LOT THUS THE LOT WILL BECOME OPEN TO OUR WAITING LIST.

• RELINQUISHING OF LOT **NEW**

1. If at any time you wish to terminate your license agreement with Homestead Campground, you are responsible for returning the lot to its original condition. This includes the removal of all additional materials, constructed or otherwise. Failure to do so will result in a cleanup fee assessed by the office not to exceed \$350. You hereby agree to pay and authorize this charge using a payment method provided on your account or provided at the time of departure. 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.

2. A **Lot Relinquishment Form** will be provided to you upon notification by the office that you intend to terminate your license agreement. This must be returned to the office PRIOR to departure. **Acceptable items to be relinquished must be approved by the office.**

• 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. Maximum dimensions are a 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 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. Tenants may erect alongside the travel trailer a rectangular patio, no longer than the box length of the unit provided it does not restrict access to the underground utilities. Decks cannot extend in front or behind the home into 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 the 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. No wood frames are allowed by code.

• BUFFER AREAS OF THE CAMPGROUND

2026 Homestead Campground Rules & Regulations

No vehicles or trailers (WITH THE EXCEPTION OF A GOLF CART) are permitted on any of the lawn areas including the buffer 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. **Lawns:** Tenants will be responsible for maintaining and cutting their own grass. Homestead Campground will cut the seasonal lots from the 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. **Lot Cleanliness:** Every lot is expected to be 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 “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. The License Agreement holder 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 forfeiting the storage area. Returning storage tenants shall be given the first right of refusal in renewing their License Agreement for the 2026 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 a License Agreement 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. **Shrubberies:** The planting of shrubbery and flowers to beautify the community are encouraged. 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. **Lot Signs:** 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. **Fire Prevention:** For the safety of the residents, 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”.

2026 Homestead Campground Rules & Regulations

8. **RV connections** must be properly secured and pose no risk of injury or fire. Failure to immediately correct any concern that Management has identified will result in immediate License Agreement termination.

GENERAL CONDUCT

Quiet Hours: 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 11:00PM. Failure to comply will result in a License Agreement 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 termination.

2. **The Landlord reserves the right to terminate this License Agreement at any time.** Upon an immediate License Agreement termination, you may not sell your RV and there shall be no rebate or refund. Upon termination, the resident will be given 72 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 License Agreement 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 disturb 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 and the campground. 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. Do not cross your lot boundaries onto a neighboring lot without the approval or permission of that tenant. 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.

2026 Homestead Campground Rules & Regulations

6. **This is a wholly residential family community.** No advertising or business of any kind may be conducted on a Tenant's lot. 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 License Agreement termination.

8. **Weapons:** 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. **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 License Agreement termination and immediate removal of the camper.

10. **Vandalism:** The Landlord may terminate any License Agreement 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.

11. **Occupancy** – Your home may be occupied by no more individuals than suitable for the house, with a maximum of two (2) persons per bedroom. No person(s) under the age of twenty-one (21) will be permitted to occupy the campground unless accompanied by the adult legal Tenant of said lot.

12. **Sub-Leasing:** Renting or subleasing your RV is prohibited. Occupancy of your home by individuals or groups without the License Agreement holder present for a period of more than two (2) consecutive weeks shall be considered subleasing and shall be grounds for immediate termination.

13. **No politically affiliated or offensive signs,** banners, flags, or decorations are permitted on your lot.

RULES FOR OPERATION OF A GOLF CART WITHIN HOMESTEAD

1. **The posted speed limit for all vehicles is 5 MPH.** Speeders and reckless operators may have their golf cart registration and cart-driving privileges within Homestead revoked and License Agreement violations will be issued.

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.

2026 Homestead Campground Rules & Regulations

3. **Impaired Driving:** 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 License Agreement termination
4. **The overloading of a golf cart** with too many passengers is dangerous, including standing on the back of the golf cart. The seating arrangements of each cart will determine the maximum number of passengers allowed.
5. **Lights:** 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.
7. **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 violation will be issued to any seasonal golf cart that is found without a proper tag.

TRAFFIC, PARKING, VEHICLES, BICYCLES, and SCOOTERS

1. **Right of Way:** All intersections are considered YIELD corners, unless marked with a stop sign. Pedestrians and bicycle riders have the right-of-way. Always be alert to children; they also have the right of way.
2. **Parking:** DO NOT park in a neighbor's lot without prior permission. 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 office for directions to the nearest oil-recycling center.
4. **Motorized Scooters, all-terrain vehicles,** or other excessively noisy vehicles are prohibited in Homestead. Motorcycles are permitted but must be ridden by the License Agreement holder. 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. **Box Trucks:** Box trucks are not permitted in the campground while in season. All deliveries must be accepted at the office parking area. If time, means, and/or availability permits,

2026 Homestead Campground Rules & Regulations

we can help you transfer goods to your lot, however ultimately the responsibility lies with the purchaser. Box trucks ARE ALLOWED during the off season during operating hours.

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 the community at any time or for any reason. If you are having work completed on your site, you are responsible for any damage to our property or violations and fines.

7. 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 those riding 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 of 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. Everyone understands that DOGS BARK. However, **noisy and unruly pets** or those that cause complaints may not be allowed to remain in the community.
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.**

TRASH SERVICE NEW

1. **Proper Bagging of Trash:** Only regular household trash placed in plastic bags will be collected. **NO PAPER BAGS USED TO HOLD HOUSEHOLD TRASH WILL BE COLLECTED.** All bags MUST be tied and properly secured. Smaller items are at the discretion of the collectors.

2026 Homestead Campground Rules & Regulations

2. **Trash Cans:** Homestead will be providing you with a 32-gallon trash can at the beginning of the 2026 season to reduce the trash left on the ground that invites varmints to rummage through. Trash must be placed in the cans for pickup. We are providing the first can at our expense. Additional or replacement cans can be ordered through the office or at your own discretion but are not to exceed 32 gallons and must have a lid.

3. **Excluded items for pickup:** No cans above 32 gallons. No 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. Items left on your site will be charged the cost of labor at the applicable hourly rate plus the dumping fee of no less than \$75.

You may dispose of bulk items 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 is prohibited. 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. The 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. Guests are expected to always read and follow the rules. Anyone 14 and younger must be accompanied by an adult. Staff reserved the right to eject anyone disturbing the enjoyment of others with their music, language, or rough play. Designated smoking areas are close by for your convenience.

3. **Adult Pool:** 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 **unless the FAMILY pool is non-operational; at which time the office will notify all guests via text.** Golf carts are permitted to park at the adult pool. Vehicle parking in designated areas only or by special consent from the office.

2026 Homestead Campground Rules & Regulations

4. **Pin Code Access:** You must use your pin code to access the pools. Do not provide your pin to anyone whom you do not wish to be responsible for. To mitigate unauthorized pool use, the pools are equipped with alarms that will sound if pool gates are left open.

5. **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.

6. **Community Center** – The community center is available on a **first come-first serve basis** for private functions. 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 events scheduled may need to be moved indoors. For large scale events such as weddings, The office requests One (1) season notice to reserve. A contract for such an event may be required along with a security deposit of \$250. This is 100% refundable upon completion of your event, or less due to damage or extensive cleaning costs.

7. **Game Room** –All occupants are expected to abide by the posted rules. Anyone found in violation of the game room rules will be subject to removal. 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 caused by your family members and guests.

8. **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. **DO 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. DO NOT REMOVE someone else's belongings. Notify the office.

9. **Bath and Shower Houses** – The bathroom and shower house facilities will be open during the season 24 hours a day. The Bathhouse requires pin code access. Do not provide your pin to anyone whom you do not wish to be responsible for. Tenants should report any cleanliness or plumbing issues to the office directly. This includes vandalism. Anyone found in violation of the rules will be subject to a License Agreement violation and/or License Agreement termination.

10. **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.

11. **WiFi Lounge** – The lounge is available daily from 8am-8pm. 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.

2026 Homestead Campground Rules & Regulations

I have read and understand that any violations of any provisions of the Homestead Campground License Agreement and/or Rules and Standards may be cause for immediate termination or non-renewal of any License Agreement. Three (3) or more violations of the Homestead Campground Rules will also be cause for termination and/or non-renewal of the seasonal License Agreement.

Printed Name

Signature: _____ Date: _____

Printed Name

Signature: _____ Date: _____

Site number: _____