

HOMESTEAD CAMPGROUND

Community Rules & Standards

2027

Welcome!

Our goal is simple: provide a clean, safe, family-friendly campground where everyone can enjoy their stay. These standards are intended to protect the campground, respect your neighbors, and maintain the quality of our community.

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1. Fee Schedule

Homestead Campground Non-Refundable Seasonal Lot Fee Schedule

- Seasonal Deposit (Due November 1st, 2026)\$1,000.00 (all lots)
- Seasonal Balance (Due April 1st, 2027)..... \$3,400.00 (A-D Sections)
.....\$4,100 (E-F Sections)
- Seasonal Resident Application fee \$50 (Non-Refundable)
- Golf Cart Registration (One Time fee) \$10
- Golf Cart License Plate (One Time fee) \$35

NOTE: All golf carts require an inspection. There is no cost for the inspection.

Late Fees

Late fees accrue monthly. Three incidents of late payments, bad funds, returned funds (or combination thereof) may result in the termination of your license agreement. If terminated, tenant understands that any claim to the lot is forfeit and all property must be removed. Units on the lot may not be sold to remain in the campground upon termination.

- **Seasonal Deposit Late Fee \$50**
(accrues monthly)

- **Seasonal Balance Late Fee \$100
(accrues monthly)**

Any deposits NOT RECEIVED by December 1st, 2026 will be declared null and void. The lot and all contents must be removed immediately. Anything remaining on the lot after 30 days will be removed at the discretion of the Campground and stored at the owner's expense. Homestead is not liable for any alleged damage during this process.

2. Campsite Standards

COMPLIANCE

- Management may amend or add to these Rules and Standards with written notice. Tenants must comply with all changes once they take effect.
- Management has final authority in determining compliance with the License Agreement and Campground Rules and Standards. Failure to enforce a rule in one instance does not waive Management's right to enforce it in the future.
- Tenants must comply with all applicable Federal, State, and County laws and regulations.
- If any provision of the License Agreement or these Rules and Standards conflicts with applicable Delaware law, the requirements of the law will govern.
- One RV per site.
- Residents are responsible for maintaining an attractive campsite.
- RVs must meet campground age and appearance standards.
- Residents are responsible for maintaining insurance on their RV.
- Keep your campsite neat, clean, and free of debris.
- Grass and weeds must be maintained by the tenant.
- Construction, decks, sheds, patios, landscaping, and lot alterations require prior written approval.
- Only one approved storage shed is permitted. The dimensions should be 6x8 or 48sq ft.
- Fire pits must remain in approved fire rings. Burning trash or leaves is prohibited.
- Clotheslines must be located at the rear of the site and removed or collapsed when not in use.
- Buffer areas must remain clear for maintenance and emergency access.
- Management may inspect sites and issue written notices for deficiencies. If not corrected within 30 days, work may be completed by the campground at the resident's expense.
- For safety of all, each unit must have 2 working smoke detectors and fire extinguishers.

3. Community Rules

- Quiet Hours: 11:00 PM–8:00 AM.
- Treat neighbors, guests, and staff with courtesy and respect. **Cursing at staff will result in immediate termination.**
- Residents are responsible for the conduct of family members and guests.
- No illegal activity, vandalism, or disorderly conduct.
- No business operations may be conducted from campsites.
- No discharge or use of firearms, fireworks, BB guns, paintball markers, bows, slingshots, or weapons of any kind.
- Subleasing or renting your RV is prohibited and will result in termination of your license agreement.
- Political or offensive signs or banners are not permitted.
- Loud TVs, radios, musical instruments or gatherings must be reasonable and considerate to your neighbors at all hours.

4. Vehicles & Golf Carts

- Campground speed limit: 5 MPH.
- Park only on your assigned site or in designated parking areas.
- Golf cart operators must possess a valid driver's license.
- Golf carts must be registered with the campground and have an approved tag.
- Do not operate any vehicle while impaired.
- Major vehicle repairs are prohibited on campsites.
- Motorized recreational vehicles not approved by management are prohibited.
- Bicycles ridden after dark must have lights or reflectors.

E-bikes are welcome at Homestead Campground provided they are operated safely and courteously.

- Maximum speed is **5 MPH** throughout the campground and **walking speed** in high pedestrian areas.
- Riders must yield to pedestrians and golf carts at all times.
- Riding after dark is prohibited unless equipped with front and rear lights.
- Reckless operation, including rapid acceleration, wheelies, skidding, racing, or riding through occupied campsites, is prohibited.
- Children under 16 must be supervised by an adult while operating an e-bike.
- Electric motorcycles, dirt bikes, or modified high-speed (Class-3) e-bikes are not permitted.
- Management reserves the right to revoke riding privileges for unsafe operation.
- Only golf carts are permitted in the buffers. If you need vehicle access you must make arrangements with the office.

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, 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.

5. Pets

- Pets must be leashed outside the RV.
- Owners are responsible for cleaning up after their pets immediately.
- No unattended tethered pets.
- Excessive barking or aggressive behavior is not permitted.
- Visitors may not bring pets unless authorized.
- Current vaccinations must be maintained and available upon request.

6. Trash & Campground Amenities

- Place household trash in tied plastic bags inside approved containers.
- Bulk items are not accepted with regular trash. Trash operators have discretion as to what they can collect. Examples of bulk items include but are not limited to: building materials, furniture, metal items, mattresses, appliances, etc.
You may dispose of bulk items at the DSWA Transfer Station, 29997 John P. Healy Drive (Route 5), Harbeson, Delaware.
- Pool, bathhouse, laundry, pavilion, community center, dog park, and Wi-Fi lounge rules must be followed.
- Report damage, vandalism, or maintenance issues promptly.
- Pool-specific rules posted at each facility remain in effect. Alcohol is only permitted at the adult pool. **NO GLASS CONTAINERS AT EITHER POOL.**
- Your pin code is your responsibility. Only give it to those you are willing to be accountable for.
- Pet waste is the responsibility of pet owners while in the dog parks.

7. Selling Your RV

NOTE: RVs that are older than 15 years old may remain in the campground provided they continue to meet the requirements/standards.

- No RV older than 15 years of manufacturing may be sold to remain in the campground. Park models are exempt due to manufactured standards. **The age limit for the 2027 season is 2013.**
- Notify the office before advertising or selling your RV.
- All outstanding balances must be paid before transfer.
- Required inspections and documentation must be completed.
- Any purchaser must be approved by management before occupancy.

- Older units that do not meet campground standards must be removed or sold to be removed from the property. Once sold, all rights to lot are forfeited unless you intend to bring a newer RV on site.

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*).

Lot Relinquishment

- Tenants terminating their License Agreement must return the lot to its original condition and remove all personal property, improvements, structures, and other added materials. Failure to do so may result in a **cleanup fee of up to \$350**, charged to the payment method on file or provided at departure. This fee may cover removal of bulk items such as pavers, sheds, decking, lumber, debris, or similar materials. **Lot leveling and re-stoning of site pads are excluded from this fee.**
- Tenants must complete and return a **Lot Relinquishment Form** to the office **before departure**. Any items proposed to remain on the lot must receive **prior approval from Management**.

ADDITIONS TO LOT

1. **Management approval is required before any construction or alteration begins.** A **Lot Alteration Form** must be submitted and approved in advance. Sussex County approval may also be required. All associated costs are the Tenant's responsibility.
2. **Sheds:** One shed is permitted per lot, with a maximum size of **48 sq. ft.** and a height no greater than the lowest section of the travel trailer's main roof. New sheds must be wood, composite, or rubber construction and approved before placement. Existing metal sheds may remain only if in excellent condition and must be replaced upon resale.
3. **Decks & Patios:** All decks and patios require prior Management approval. Patios may not exceed the box length of the unit, obstruct underground utilities, or extend into designated buffer areas. Treated-wood patios/decks may not exceed **6 inches above ground**; construction above 6 inches is considered a structure and is prohibited.
4. **Screened Rooms:** Only commercially manufactured aluminum rooms designed specifically for camping use are permitted. They require prior Management and applicable Sussex County approval and must be professionally installed by a licensed contractor. **Wood-framed additions are prohibited.** A description and photo must be submitted with the Lot Alteration Form.

8. Violations & Enforcement

Homestead prefers voluntary compliance whenever possible; however, maintaining community standards requires consistent enforcement.

- Written warnings may be issued for correctable violations.
- Residents are expected to correct deficiencies within the specified timeframe.
- Three documented rule violations may result in non-renewal or termination of the License Agreement.
- Serious violations—including violence, illegal activity, threats toward staff, vandalism, or other conduct endangering the community—may result in immediate termination.
- Upon termination, residents must comply with all departure requirements established by the License Agreement.