



GUIDELINES FOR LIVING Rules & Regulations

The following Guidelines for Living - Rules & Regulations have been time tested in our award-winning communities for many years. They establish high standards of cleanliness, safety, and quality of living for all Guests with a commonsense approach. Your compliance is very much appreciated and will ensure a pleasant environment for all while ensuring your continued stay at Homestead RV Community.

A. CODE OF CONDUCT:

- CHECK-OUT time is 11:00am
- Quiet hours are 10pm to 8am
- Guests are responsible for their children's and all Visiting Guest's behavior and compliance with Homestead rules.
- Children under 14 must be accompanied by an adult at all times while on park premises.
- Please be courteous to other guests around you and do not walk or drive through other sites.
- People or pets shall not walk behind RVs as these are the backyards and private areas of Guests.
- Loud, objectionable noise is not allowed at any time. Running of a generator is not allowed.
- Profanity, violence, or inconsideration towards other guests and/or Homestead personnel will not be tolerated.
- No soliciting of business is allowed on Homestead property unless specifically permitted such as a Homestead sponsored event. Signs for the sale of products, services and RVs are not allowed.
- Smoking, including vaping, is prohibited in any Homestead buildings or outdoor recreational amenities. Smokers, please dispose in approved smoking receptacles and please do not throw your cigarette butts on the ground.
- Possession or use of illegal drugs anywhere within Homestead is strictly prohibited.

B. RENT/OCCUPANCY/REFUNDS:

- Daily and Weekly Stays - include sewer, water and electric.
- Monthly Stays – include sewer and water. Electric is, sub-metered per site and due with rent.
- A maximum of two (2) adults shall occupy any RV. Additional fees will apply to additional occupants which must be immediate family members.
- Management reserves the right to restrict the number of total persons based on size of RV unit. A penalty of \$100.00 per person will be enforced if the occupancy rule is violated. Rent will be charged and computed from the Effective Date of your site rental agreement.
- Homestead is a cashless community accepting only major credit cards, debit cards and ACH direct bank withdrawals. Cash, money orders or personal checks will not be accepted.
- Extended stays for over 30 days will be required to subscribe to automatic pay (Autopay) via credit card or ACH direct bank account payment. Credit card Autopay will be subject to a monthly processing fee. ACH Autopay will have no monthly processing fee.
- Rent and payment for electricity are due and payable at the beginning of each monthly as per the terms of the RV Site Service Agreement. You will be charged a \$25.00 late fee plus \$10.00 per day past the due date if the total amount is not received in the office by the due date (NO PARTIAL PAYMENTS).
- Deposits for monthly and weekly stays are refundable if cancelled 21 days or more prior to move-in date. Deposits for daily stays are refundable if cancelled 7 days or more prior to move-in date. No refunds for no-shows, early departure, removal for rules violation or acts of God.
- NO REFUNDS OR CREDIT FOR PAID RENT.

C. SITE CONDITION/USE :

- All guests are responsible to maintain a tidy and debris-free site. Management has sole discretion to determine if any site becomes cluttered or unsightly and guest must immediately rectify any notice of same by Management.
- Furniture - only outdoor or patio furniture and items intended for outside use are allowed outside the RV and must be kept to a minimum. Guests may have a table, 4 chairs and a BBQ, or equivalent of same, which may only be on located on the pad and not the lawn.
- Storage – storage of items under the RV is not permitted unless hidden by commercial and skirting approved by Management. Clutter and eyesores such as garbage, boxes, tools, wood, empty flowerpots, etc. are not permitted.
- Open Fire Pits - are not allowed unless propane. Propane, electric and charcoal grills are allowed at your site.
- Windows - must be covered with standard window treatments. No aluminum foil, flags, blankets, or similar items to be used as widow treatments visible from outside of the RV.
- Flags- Only U.S, State of Texas, official U.S. Military and official college flags are permitted providing they are properly displayed, in good condition and do not exceed 4'x6'. No other flags or banners or signs are permitted including any political party, confederate flags, or any public or private organization.
- Sheds - Homestead standard specification sheds are allowed in 6'x8' and 8'x10' sizes in standard colors which must be purchased by Guest and placed in approved areas of site. Guest is responsible for removal of shed and cost to restore site to original condition upon move-out.
- Decks and Steps- are allowed with prior written approval of management on design and size. Decks must be constructed of Trex composite or treaded wood and built in a workmanlike manner and must be sealed or stained, not painted. No subsurface posts or anchors for decks are allowed.
- The Following is Not Allowed on sites or stored under any portion of the RV:
 - Fences or dog pen fencing.
 - No subsurface anchors or augers for awnings, decks, dog leashes, or other uses.
 - Storage containers.
 - Concrete blocks to form structures or brace awnings.
 - Tarps, clotheslines or hanging of laundry.
 - Appliances outside the RV including hot tubs.
 - Personal items on site lawn including carpets, mats, lawn chairs, potted plants, firepits, etc.
 - A/C window units or evaporative coolers not designed for RV use
 - Boats, cargo, or other trailers site unless approved by management as temporary.
 - Tents or camping trailers or any RVs that are not self-contained with restroom and shower.
 - Altering sites in any way including any awnings or RV additions without written approval of Management.
 - No more than one free standing propane tank on the RV site, in good condition and not to exceed 100# in size.
- Operating a commercial business from your site is prohibited. Work from home telecommuting is allowed.
- Subletting or transfer of site occupancy for any reason, including sale of an RV, is prohibited. Any new guest must make new application and is subject to approval by Management.
- Upon vacating the site, Guests are responsible to return the site in the same clean condition as provided upon move-in. Guests shall leave the site free of any possessions, garbage and debris or Guest may be assessed a charge a \$75 site cleaning fee plus costs to dispose of large items.
- Guests will be responsible to pay for any damages to utility hook-ups, site or other community property that may have occurred during guests stay.

D. VEHICLE POLICY:

- Speed limit within the Homestead is 7 ½ mph. For the safety of all, this rule is strictly enforced.
- One habitable (RV) and two non-habitable vehicles are allowed per site and must be parked completely on the pad within the site. Parking on lot grass, in or along roadways, or in vacant sites is prohibited.
- All vehicles and RVs must be registered in the name of a site occupant with proof of same and copy of current insurance provided to Management.

- All vehicles must display Homestead Vehicle ID sticker at all times. Any visiting guest vehicle must display Visiting Guest ID sticker at all times.
- No overnight sleeping in personal vehicles, or anywhere outside of your RV in open air or any enclosure.
- Vehicles must be well maintained (no oil leaks) and operated in a safe manner with no excessive noise.
- Vehicles in a state of disrepair will not be allowed to remain on the Homestead' RV Community property.
- All vehicle exteriors must be clean and not unsightly in appearance.
- Anyone operating any motorized vehicle or golf cart must have a valid driver's license.
- All vehicular noise is to be kept to a minimum. Any loud vehicle noise or engine revving is prohibited.
- Vehicles are only allowed on the roadways. Cutting through vacant sites is strictly forbidden and dangerous.
- Use of ATVs, dirt bikes, children's motorized ride-on vehicles, and similar vehicles is not permitted.
- Visiting Guests must park on Guest's site or in designated Visitor parking areas. Overnight visitors must register vehicle and obtain a guest parking sticker from Management. Primary Guests may not use Visitor parking for additional parking on an ongoing basis.
- RV and auto washing is not permitted on the property.

E. PET POLICY:

- Non-aggressive house pets are welcome and must be registered at the Office upon arrival. There is a maximum of 2 dogs per site. Cats must be indoor pets only and cannot be left outside and anytime.
- Guests are responsible to immediately "clean up" after their pet in all areas of including the dog park. All pet droppings must be properly disposed of in a trash receptacle or collection area. A \$25 fine will be assessed for each occurrence of improper disposal or cleanup. Multiple violation of pet clean-up causes unsanitary conditions for all Guests and will be grounds for dismissal from Homestead.
- Noisy, vicious, or unruly pets and aggressive breeds including, but not limited to Pit bulls, Pitbull mixes, Rottweilers, Dobermans, German Shepherds are prohibited. Guests who are unable to control their pets must remove them from the premises, or the animal may be taken by local animal control authorities.
- People or pets shall not walk behind RVs as these are the backyards and private areas of Guests.
- Pets must be kept on a maximum 6-foot leash at all times while within Homestead. Remember, cats are pets too and the rules apply to them. Pets may not be left outside unattended on a leash or otherwise.
- Pet kennels, pens, fencing, corrals, or crates, etc. are not permitted outside the RV.
- The dog park is for use by all Guests. Dogs are not to be left unattended in the park at any time. Guests are responsible for the behavior of their dog. Any dogs demonstrating aggressive behavior to other Guests or pets must be immediately removed from the park by its owner.
- Guests must provide proof of pet's current vaccinations upon approval of occupancy.
- Pets are prohibited in pool area and all Homestead buildings, including restrooms.
- Homestead is not responsible for any animal behavior and will hold pet owner accountable for any injury or damage caused by pet(s) in addition to any legal remedies for same. In addition, the owner of the pet that causes injury or damage to others is expected to report the same to Management and resolve the issue directly with the injured party.
- Any stray animals should be reported to Management immediately.

F. SITE UTILITIES & WIFI / TRASH:

- Please report any issues with your site immediately to the Office.
- Utility connections are strictly to be made with utilities provided at the assigned site only. No hook-ups to neighboring sites is allowed.
- **Septic/Sewer:**
 - Septic is included in all site rentals at no additional charge.
 - **HOMESTEAD HAS A PRIVATE SEPTIC SYSTEM WHICH CANNOT ACCOMMODATE FOREIGN OBJECTS. ONLY HUMAN WASTE AND RV TOILET PAPER MAY BE FLUSHED INTO SEPTIC SYSTEM. ANY VIOLATION OF SAME CAUSING SEPTIC ISSUES, BACKUPS OR BLOCKAGES CAN BE TRACED TO SPECIFIC SITES AND WILL BE AT THE GUESTS EXPENSE TO REPAIR. No other paper products including flushable wipes, paper towels or feminine products, cigarette or cigar butts,**

grease/fats, diapers, cat litter, hazardous substances, , etc. can be places into toilets or sinks to enter the septic system.

- All sewer connections must have an airtight seal as required by State & Federal law. All sewer hoses must be elevated and free of leaks. You must use septic-friendly tank treatment and RV toilet paper.
- **Electric:**
 - Electric service is included in all daily and weekly rental rates.
 - Monthly Guests Only – Monthly Guests will be required to make electrical deposit upon initial occupancy. Site sub-meter readings will be taken at the end each month and billed with monthly rent. Rates will be charged at per kilowatt hour (Kwh) and rates may vary from month-to-month based on utility market per Kwh. Billings will reflect applicable taxes and a nominal processing fee.
 - Guests must only use electrical service provided at their site pedestal. Hooking up to neighboring site is prohibited and considered theft of service and grounds removal from the community.
 - When arriving, turn on the appropriate power breaker only after plug has been firmly inserted with no space between plug and receptacle.
 - Excess power cord must be coiled neatly on the site pad.
 - When departing, turn power breaker off before disconnecting your plug from the receptacle.
- **Water:**
 - Water is included in all site rentals at no additional charge.
 - Homestead has its own Public Water System providing high quality water service.
 - **WARNING: Homestead has a commercial engineered water system with water pressure of approximately 55-60 psi. RVs not able to accommodate such pressure must use a water pressure regulator to avoid damage. Management cannot be responsible for damage from water pressure.**
 - Water hoses and connections must be free of leaks. Excess water hose must be coiled neatly on the site pad.
- **WIFI/ Internet:**
 - Homestead has a state-of-the-art, WIFI network that accommodates the most demanding internet requirements including home business needs and entertainment movie streaming.
 - Wifi is available to all guests through our online portal for daily, weekly, monthly and annual subscriptions for Hi-Speed and Ultra-Speed plans.
 - Guests shall not share their Wifi subscriptions with other Guests. Violation of same constitutes Theft of Service and grounds for loss of Wifi access or removal from the community.
- **Trash/ Garbage:**
 - Trash cannot be placed outside RV or stored in any garbage containers on RV site.
 - All trash must be properly secured in plastic garbage bags and placed in provided dumpsters near the community entrance.
 - Trash must be placed directly inside dumpsters. No trash is to be left near or around dumpsters.
 - Refuse is limited to normal household trash, no large items including mattresses, furniture, tires, oil or chemical waste is to be disposed in dumpsters.

G. AMENITIES

- **Restrooms/Showers:**
 - Modern, clean and privacy- locking restroom/showers are available only for all Guests and their Visiting Guests for use while at pool and during stay.
 - NO DYING OF HAIR OR CLOTHES IN SINKS OR SHOWERS IS ALLOWED.
 - In consideration for other guests, Guests must remove all personal items and clean-up after using lavatory shower facilities.

- Guests should limit time when showering to 15 min max. as other guests may be waiting for showers or restrooms pool or for showering.
- **HOMESTEAD IS ON A PRIVATE SEPTIC SYSTEM, ONLY HUMAN WASTE AND TOILET PAPER MAY BE FLUSHED INTO TOILETS AND SEPTIC SYSTEM. NO OTHER FOREIGN OBJECTS SUCH AT CIGARETTES, TAMPONS, FEMININE NAPKINS, HAND TOWELS, HAIR, Q-TIPS, TRASH, ETC. MAY BE FLUSHED INTO SYSTEM. ANY FOREIGN OBJECTS MAY CAUSE SEPTIC BLOCKAGES, BACKUPS OR DAMAGE WHICH WILL BE REPAIRED AT GUESTS EXPENSE.**

- **Laundry Room**

- Laundry room is for use of Homestead Guests and Visiting Guests only and utilizes cashless commercial machines with credit cards or phone app payments only. Machines have WIFI capability to notify you when loads are complete.
- Guests shall remove loads immediately upon completion. Homestead assumes no responsibility or liability for damaged clothes left in machines or any damage to clothing caused by machines.
- Any Pet bedding, blankets, clothing etc. are prohibited to be washed in laundry room machines at any time.
- No dyes or bleaches are to be used in any machines at any time.
- Guests shall clean up after their use of facilities and dispose of any trash in provided receptacles.
- Laundry room lounge area is for relaxation of Guests during laundry and not for others to gather or meet if not doing laundry.
- Promptly notify management if any equipment is non-operational or not performing properly.
- Management shall not be responsible for any damage or loss to laundry.
- No refunds on surplus funds left on phone app for any reason. Any balance on credit card charges will be refunded back to credit card accounts usually within 48-72 hrs. Any refunds requests for lost funds due to inoperable machines must made directly with the CEC laundry leasing company via the CEC phone app. Homestead shall not be responsible for refunds of any kind.

- **Pool**

- The pool usage and enjoyment are restricted to the Guests and Visiting Guests of Homestead. Guests are responsible for the activity and behavior of their Visiting Guests at all times.
- Pool Hours: Sun- Thurs 10am-8pm; Fri-Sat 10am- 9pm and may be adjusted seasonally. Gates are locked before and after swim hours and hopping the pool fence after pool hours is cause for termination of occupancy.
- THERE IS NO LIFEGUARD ON DUTY AT THE POOL. ALL GUESTS AND VISITING GUESTS SWIM AT THEIR OWN RISK!
- Proper swim attire is required. Cut-offs, street shorts, t-shirts and diapers are not permitted.
- The pool is for swimming and sunning only. Diving, flips, back dives or jumping from the sides of the pool is prohibited.
- An adult or legal guardian over the age of 18 must accompany all children under the age of eighteen (18). Written permission must be given to the office if a child under 18 is being supervised at the pool by an adult that is not a parent, or legal guardian of the child.
- Radio's, boom boxes and sound devices with open air speakers are not permitted in the pool area, including the parking area. Headphones on music devices is allowed.
- Running or rough play in the pool or pool area (dunking, sitting on shoulders, throwing people, pushing, shoving, hitting) is not permitted
- Absolutely no alcohol consumption in the pool area, and no glass containers of any type permitted.
- Verbal abuse towards management, its employee's, or other Guests is not allowed. Any behavior in the pool area that disturbs the quiet enjoyment of other Guests will be considered a just cause for loss of pool privileges. Some types of small water accessories such as children's arm floatation may be allowed, however, no obtrusive equipment or devices are allowed in the pool.
- Homestead reserves the right to restrict pool usage to any person in violation of pool rules.

H. GATED ENTRANCE/ VIDEO SURVEILLIANCE/ STREETLIGHTS:

Homestead has a host of features to provide of safety and peace of mind for our guests. Please adhere to the rules of use below:

- **Privacy Gates-**
 - Electronically controlled privacy gates at both the community entrance and exit are designed to offer after-hours safety and peace of mind to Guests.
 - Hours of closed gates will be from 8pm to 7am each day. The gates are timed to be open during daylight hours and will be adjusted seasonally.
 - Opening the Entrance Gates can be done three ways:
 - Calling the gate from your registered phone(s) and pressing AND HOLDING “1” till gate opens, or;
 - An RFID windshield tag that will automatically open the entrance gate. (Tags are additional and can be purchased at the office for a nominal fee) ,or;
 - Enter 4-digit temporary code
 - IMPORTANT - Wait for gates to fully open before proceeding. Guests are responsible for any damage to gates.
 - Guests shall not give 4-Digit security code to anyone not a registered Visiting Guest. Violation of same may be grounds for terminating occupancy license.
- **Surveillance Cameras**
 - Closed Circuit TV (CCTV) video cameras are at the entrance gates and in common areas throughout Homestead to deter unwanted behavior or visitors and provide Guests a high level of comfort.
 - Guests should exercise common sense in protecting themselves and their valuables as one would in any living environment. These devices are not a guarantee of personal safety or protection of personal property nor a guarantee against criminal activity.
 - Keep your RVs, valuables and possession secured and locked.
 - Management is not responsible for lost, stolen or damaged articles.
- **Streetlights**
 - Located throughout streets and common areas to offer visibility for safe vehicular traffic and pedestrians.
 - Guests are strictly prohibited from attaching, hanging or wiring any objects, or climbing streetlights.

I. FIREARMS / FIREWORKS

- **NO OPEN CARRY GUNS.** Pursuant to Section 30.07, Texas Penal Code (Trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may NOT enter this property with a handgun that is carried openly.
- Firearms including BB guns, pellet guns, air guns & paintball guns, knives or weapons are never to be displayed or discharged within the community.
- FIREWORKS are PROHIBITED in all areas of Homestead.

J. EMERGENCY AND SAFETY:

- **CALL 911 if an Emergency-** if time allows, also please call the Homestead Emergency Line **817-928-5931** so the staff can escort the emergency personnel to your site.
- Call the Homestead Emergency Line **817-928-5931** If you observe any activity you believe to be of concern.
- Emergency Contact Information is required from all monthly Guests. This information remains private and used only when a situation arises that we need to contact someone in the event of an emergency or is sought by law enforcement agencies. We never give or sell personal information to others.

K. MISCELLANEOUS

- Drones of any size are not allowed to take-off, land or fly in or above Homestead RV Community.
- Radio controlled (RC) planes, cars, toys or equipment are not allowed to be operated on the premises.
- Photos or videos of others, their RVs or RV sites without permission of Management is strictly prohibited.

Homestead is a privately owned resort. Management reserves the right to refuse services, require Guests and/or Visiting Guests to vacate the premises, or deny access to anyone under any circumstances it deems necessary. There are no refunds if Guests are required to leave the resort. Homestead RV Community reserves the right to update the Rules & Regulations as needed and at its discretion and Guests agree to abide by any future updates and revisions by acceptance below.

I acknowledge that I/we have read and understand the GUIDELINES FOR LIVING- Rules and Regulations and agree to abide by same during occupancy at Homestead RV Community.

Guest:

Guest:

By: _____

By: _____

Printed Name: _____
Date

Printed Name: _____
Date