

# HOOMES RV PARK

## *Rules & Regulations*

### **SALE OF RECREATIONAL VEHICLES or CAMPERS**

1. Any Recreational Vehicle (RV) or Camper for sale in our park must be registered with Hoomes RV Park management. ALL RVs or CAMPER SALES MUST BE APPROVED BY HOOMES RV PARK MANAGEMENT. **NO EXCEPTIONS!** The RV or Camper may not be left as a rental unit. Management reserves the right to require that RV or Camper, not up to park standards relating to condition or appearance, must be removed from the park upon sale.
2. BEFORE ANY SALE OF A RV or CAMPER IS FINAL, THE FOLLOWING CONDITIONS MUST BE MET:
  - a. Prospective owner (person responsible for paying lot rent) must pass a credit check.
  - b. All residents must pass a criminal background check to be allowed to reside in Hoomes RV Park.
  - c. Hoomes RV Park management reserves the right to deny residency in Hoomes RV Park to any person failing to meet the park's entry requirements.
3. **THERE WILL BE NO "LEASE PURCHASE" or "OWNER FINANCING" SALES ALLOWED.** All sales must be an OUTRIGHT PURCHASE with complete and total CHANGE OF OWNERSHIP. A copy of the Bill of Sale must be furnished to Hoomes RV Park management at the time of sale or as soon as possible thereafter.
4. Anyone selling their RV or Camper must continue to pay lot rent.

### **LOT MAINTENANCE AND GARBAGE DISPOSAL**

1. Do not drive your vehicle off the road or parking areas without the express consent from park mgt. Damage to water meters, sewer lines, etc. can be very expensive.
2. Residents are responsible for the upkeep of their lot. **If needed lot maintenance is not performed by specified date, our maintenance crew will perform necessary maintenance on your lot, and an appropriate fine will be assessed and charged (minimum \$20.00).**
3. Residents are required to subscribe to garbage service. Household garbage ONLY is to be deposited in cans. Cans must be brought back and stored by your home. Do not leave cans out by the road. Garbage is picked up Monday and Thursday mornings.

### **PET POLICY**

1. Hoomes RV Park allows SMALL dogs & cats as pets. No exceptions.
2. Dogs and cats will not be allowed to run loose in the park. After you are warned twice regarding a pet causing a disturbance or problem (i.e., excessive barking, lot damage) the pet will be removed from the park and will not be allowed to return. This will be strictly enforced. All pets must be registered with the park office along with a current copy of rabies vaccination.
3. Pets outside of the home must be accompanied by the owner and not pose a threat to the safety of people or other animals. Dogs must be on a leash when outside of home. **NO EXCEPTIONS!** Vicious dogs will **NOT** be allowed to remain in the park.
4. Certain animals are not appropriate for habitation in Hoomes RV Park per an East Brewton City Ordinance and are not allowed. They include, but are not limited to goats, chickens, ducks, geese, pigs, horses, cows, sheep, or monkeys.

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### **SPEED LIMIT/VEHICLES**

1. The speed limit in Hoomes RV Park is 15 mph. THE SPEED LIMIT MUST BE OBSERVED AT ALL TIMES. Please inform all guests of the speed limit.
2. Vehicles must park in designated parking areas only. DO NOT PARK IN THE YARD OR ON THE GRASS ANYWHERE IN THE PARK FOR ANY REASON. Do not block your neighbor's vehicle.
3. Excessively noisy vehicles will not be allowed in the park.
4. No junk vehicles will be allowed to remain in the park. All vehicles must be in operating condition, currently licensed and insured, and registered with Hoomes RV Park management. Any vehicles failing to meet these stipulations will be towed out of Hoomes RV Park at owner's expense.

### **GENERAL**

1. DIGGING for any reason must be approved by Hoomes RV Park management.
2. BUILDING of any kind such as awnings, sheds, decks, carports, storage buildings, pen or fence placement, etc., must be approved in advance by Hoomes RV Park management. All work performed must be done in a professional manner and not result in an eyesore. Any type of work done deemed to be an eyesore by Hoomes RV Park management will have to be removed.
3. Any decks, fences, storage buildings, etc., erected or placed on the back-door side of a home must not infringe on the front yard of the home behind. Approval from Park management prior to start of a project or placement of a storage building is required.
4. BURNING yard trash or household garbage is prohibited. This includes bonfires. Small campfires in a firepit with screen covering are acceptable.
5. RENTALS: No rentals are allowed in Hoomes RV Park other than those owned by Hoomes RV Park. NO EXCEPTIONS. If you are selling your RV or Camper, advise buyers of this rule.
6. FIREARMS: No discharging of firearms is allowed in Hoomes RV Park. This includes air guns (B.B. or pellet guns) and paint ball guns. No fireworks allowed in park.

### **UTILITIES**

1. Water is supplied by Hoomes RV Park. Excessive water usage will not be tolerated. Park management will monitor the water usage and discuss any issues before taking actions. Actions could include rental rate increase or evictions.
2. Electricity is supplied by Hoomes RV Park. Excessive electrical usage will not be tolerated. Park management will monitor the electricity usage and discuss any issues before taking actions. Actions could include rental rate increase or evictions.
3. All sewer connections will be odor and leak proof and installed to eliminate sagging. Residents are responsible for sewer connections from the RV or Camper to the main sewer line connection.

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### RESIDENT CONDUCT

1. No loud music or parties that disturb others will be allowed in Hoomes RV Park. No live bands are permitted. Small parties are permissible however, large parties with more than 12 persons are not permitted. **EXCESSIVE NOISE AFTER 10:00 P.M. AND BEFORE 8:00 A.M. WILL NOT BE TOLERATED.** Continued violations of this policy will result in eviction from the park. PLEASE BE CONSIDERATE OF YOUR NEIGHBORS.
2. **Public drunkenness and immoral conduct will not be tolerated and may result in immediate eviction.** This includes guests and visitors to your home, whose actions owner/residents will be held responsible.
3. No peddling, soliciting, or commercial enterprises are allowed in the park without first obtaining permission from the management.
4. Management reserves the right to remove, without notice, any objectionable person or persons who cause a disturbance or become a nuisance and terminate their tenancy. Management shall be the sole judge of the necessity for such action and there will be no refunds in such event.
5. Guests staying for two (2) or more nights a week, **on a regular basis, will be considered as residing in Hoomes RV Park and must register with park management.** All residents must be registered with park management and pass criminal background check.
6. Bear in mind that YOU ARE RESPONSIBLE FOR ANY GUEST OR VISITOR TO YOUR RV or CAMPER who causes a disturbance, and YOU WILL BE HELD RESPONSIBLE for any consequences resulting from their actions. YOUR GUESTS CONDUCT AND ACTIONS COULD RESULT IN YOUR EVICTION! Be careful who you invite into Hoomes RV Park.
7. All residents, guests, or visitors will comply with all rules and regulations set forth herein by Hoomes RV Park, all laws of the City of East Brewton, Escambia County, State of Alabama, and the Federal government. Any violations of rules and regulations may comprise reason for termination of tenancy and the calling of law enforcement officials if deemed applicable by management of Hoomes RV Park.
8. Hoomes RV Park management reserves the right to revise or add rules and regulations as so deemed necessary. A 30-day notice of rules and regulations changes will be given.

### RELEASE OF LIABILITY

1. Hoomes RV Park is privately owned. The resident accepts rental privileges with the understanding that he/she does hereby release Hoomes RV Park, its officers and employees, of all liability for loss or damage to property and injury to his/her person arising out of his/her use of the park's property, and agrees to indemnify Hoomes RV Park, its officers and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family or guest of the registered resident arising out of the use of the park's property.

Resident Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Park Owner/Manager Signature: \_\_\_\_\_

Date: \_\_\_\_\_