

Home Base Bolivar

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A Better Place to Stay Longer

Guest Guide

In situations not specifically addressed by this guide, management will always act in the best interest of the Park and its Guests as a whole.

About Home Base Bolivar

Home Base Bolivar is an extended-stay park built for Guests planning stays of one month or longer. Leases are for an initial term of 12 months, converting to month-to-month afterward. No nightly or weekly rentals.

We live on-site. When you call or text 417-599-0012, you reach a neighbor.

Everything here is guided by two core principles, Respect and Safety:

Respect: Management and Guests conduct themselves in ways that do not interfere with the quiet enjoyment, comfort, or safety of others.

Safety: Decisions about utilities, equipment, and operations prioritize the wellbeing of everyone in the Park.

Contact: Call or text 417-599-0012 for all Park communications.

Home Base Bolivar complies with applicable fair housing law and does not discriminate on the basis of race, color, religion, sex, national origin, familial status, disability, or any other protected class.

Lease Term

Leases run for an initial term of 12 months, converting to month-to-month afterward. No daily or weekly stays are available. Occupancy per site is limited to two adults, plus minor children. Additional occupants require advance approval from Management based on Site capacity and applicable occupancy standards, documented in writing.

Why We Use a 12-Month Lease

Home Base Bolivar requires a 12-month Site Lease because maintaining appropriate liability insurance for the Park at reasonable rates requires us to operate under a lease structure.

That does not change our philosophy: we want Guests to stay because they want to be here, not because they feel trapped by a Lease.

We understand that plans change and life happens. When appropriate, Management may agree in writing to a different term or release a Guest early from the remaining Lease obligation. These arrangements are considered individually and are not automatic.

Your RV Is Still Your Home

Your RV is your home, but it's also uniquely yours to keep. Unlike a house or apartment, which is fixed to the land beneath it, your RV is titled, licensed personal property, built to travel. When your time at a Site ends, your home doesn't stay behind — it goes with you, fully intact, the way it was built to. That's a real difference, and it's part of what makes an extended-stay RV community different from traditional housing.

Identity Verification

Each Guest and adult occupant must provide a valid, current government-issued photo identification (such as a driver's license) to Management at or before signing. Management will make and retain a copy of the identification provided. Occupancy at the Park is conditioned on completing this verification. Management may decline an application for a documented reason consistent with this standard and applicable fair housing law.

Standards

RV Condition: RVs should be 10 years old or newer, in good condition, well-maintained, clean, and presentable. Exceptions for older RVs can be made, but those are rare.

Insurance: Your Lease requires liability insurance of at least \$300,000 covering your RV, naming the Park as an additional insured.

Site Appearance: Sites are to be kept clean, orderly, and uncluttered. Remove items from green spaces after use to allow for maintenance and mowing. Storage under your RV should be tidy and out of sight. Appliances such as refrigerators, freezers, and stoves are not permitted outside your RV or storage building.

Our standards exist to keep Home Base Bolivar a place everyone is proud to call home. Anything that falls short of that standard is subject to review.

Grass and Weed Control: The Park treats grass and weeds on a regular schedule. Treated areas are marked with blue dye. Keep pets and children away from marked areas until the dye fades.

Decks, Additions, and Underpinning: Site additions, decks, and underpinning are welcome, and are a great way to make your Site feel like home. All of it requires Management's prior written approval before you purchase materials or begin work. We keep current examples on-site so you can see exactly what's approved before you plan or order anything. Approved decks and Site additions will remain at your Site after departure, unless you coordinate removal with Management at least 48 hours before departure. Any decking materials, debris, or garbage left at the Site will be removed and disposed of at your expense. Park utilities cannot be enclosed without permission from Management.

Storage Buildings: Home Base Bolivar offers a storage building program available at Lot 13, Lot 14, and Lot 31 only. If adding a storage building interests you, now or in the future, talk with us before finalizing your site selection.

Propane: Through our relationship with Affordable Propane, Guests have access to a 120-gallon propane tank program that includes a small annual fee and a discounted rate per gallon. This is an arrangement directly between you and Affordable Propane. The Park is not a party to and assumes no liability for equipment, service, or delivery arrangements between you and Affordable Propane.

Open Flame: Open burning, and wood or charcoal fires, are not permitted. Contained propane or gas fire features and grills are permitted, kept at least 10 feet from your RV and any structure.

Quiet Hours: Quiet hours are 10 PM to 7 AM. Noise and lighting that disturb neighbors are not permitted during these hours.

Conduct: Conduct, displays, and behaviors that are offensive, divisive, threatening, or disrespectful to others are not permitted. Cameras in the Park that record other Guests or common areas are not permitted.

Children: Children are welcome and must be supervised at all times.

Prohibited Items: Items and activities that create safety risks, disturb neighbors, or damage infrastructure are not permitted. Trampolines and above-ground pools are not permitted. Discharge of firearms within the Park is not permitted, including hunting, target practice, and celebratory firing. When in doubt, ask.

Waste Disposal: Dumping or disposing of any waste outside of designated disposal points is not permitted. Violations create environmental and infrastructure risks the Park is required to address immediately.

Smoking: Smoking is permitted at your site and within your RV only. Dispose of materials safely.

Remote Work: Remote work within your RV is welcome. Any business operation requiring client visits, on-site services, or use of the Park address requires Management approval.

Compliance: The standards in this Guide are conditions of your Lease. Management will address violations consistently, taking into account the nature, severity, frequency, and circumstances involved. Repeated violations, including violations that have previously been corrected, may result in termination or non-renewal of your Lease in accordance with its terms.

Pets

Well-behaved dogs and cats are welcome. Other animals may be considered with prior approval. The following breeds, and mixes of these breeds, are not permitted at the Park: Pit Bull, Rottweiler, Doberman Pinscher, Chow

Chow, Presa Canario, Cane Corso, and wolf-hybrids. An exception, if granted, will be in writing and will include Management's documented reason for the exception.

Limits: Two pets per site. Exceptions require advance approval.

Leash or Enclosure: Pets must be leashed or kept in a secure pen or enclosure whenever outside your RV.

Supervision: Guest must be present at the Park whenever a pet is outside, leashed or in a pen. A pet may never be left outside while Guest leaves the Park, under any circumstances.

Behavior: Pets must not be aggressive toward people or other animals, and must not disturb neighbors. Ongoing issues may require the pet to be removed from the Park.

Waste: Waste must be cleaned up immediately and disposed of in a waste receptacle.

Vaccinations: Current vaccination records may be required.

Your responsibility: You are responsible for any damage your pet causes to Park property, infrastructure, or other Guests' property.

RVs, Vehicles and Parking

Limit: Three vehicles per site, including your RV. Golf carts are welcome as an optional fourth if your site has room. Golf cart operators must be at least 16 years of age and hold a valid driver's license. All vehicles are subject to Park speed limits and must fit within your assigned site.

Parking: All vehicles must park within your assigned site, on gravel. Contact the office if you need help with overflow.

Speed limit: 10 MPH throughout the Park. Drive slowly and stay alert for children, pets, and neighbors.

Vehicle condition: Vehicles must be registered, plated, and operable. If a vehicle becomes inoperative during your stay, notify the office promptly. You have 14 days from the date of notice to repair or remove the vehicle, extendable at Management's discretion for documented circumstances.

Repairs: Only minor emergency repairs (for example, a flat tire, battery, or fluids) are permitted at your Site, with advance notice to the office. Repairs requiring your vehicle to be inoperable, jacked, or on blocks for an extended period are not permitted at the Park.

Washing: Keep your RV clean. Water costs affect everyone's Site Rate, so we suggest once a month. Vehicle washing is not permitted in the Park.

Service providers: Contractors and Mobile RV Technicians are welcome during reasonable daytime hours. Let the office know in advance. They must park within your site and clean up before leaving. A list of approved service providers can be found in this guide.

Visitors: Short-term visitors are welcome. If your site does not have room for visitor parking, contact the office.

Boats and trailers: Boats and trailers must be stored off-site unless prior arrangements for short-term parking have been made with Management.

Towing: Vehicles parked in violation of these guidelines may be towed at the owner's expense. Management will attempt to provide notice when reasonably possible.

Temporary RV Removal: Home Base Bolivar is designed for people living in their RV, not for frequent coming and going. If you would like to take your RV on a trip once or twice a year, we are happy to work with that. If you are looking to move your RV in and out more often than that, our Park may not be the right fit for you. Please notify Management before removing your RV from your Site, even temporarily.

Parts and Storage: Auto or RV parts, tires, or similar equipment not currently in use on your RV or vehicle may not be stored at your Site, including under your RV. Store spare or surplus parts offsite.

Utilities

All sites include full hookups: water, sewer, electric, and trash service.

Water: Water is included in your Site Rate and is potable. An approved water pressure regulator is required, as pressure fluctuations can damage your RV. During cold-weather months, an approved heated water hose is

required; standard hoses are not permitted. Guest is responsible for the cost of repair to Park infrastructure resulting from failure to comply with cold-weather requirements. Report water issues immediately: 417-599-0012.

Sewer: Connections must be threaded and sealed, which protects our system and your neighbors. Human waste and toilet paper only; all other materials go in the garbage. During cold weather, do not leave sewer valves open unless a heated hose is in use. Report sewer issues immediately: 417-599-0012.

Electric: Electric is metered at your site and billed monthly at our cost. Fixed fees and minimum charges assessed by the electric provider are absorbed by the Park and are not passed on to you. All sites have 30, 50, and 20-amp service. A surge protector is strongly recommended, as it protects your system from voltage fluctuations. Do not modify or tamper with Park electrical infrastructure. Report electrical issues immediately: 417-599-0012.

Trash: Trash service is included in your Site Rate. All household trash goes in the Park's central dumpster. For bulk or non-standard items, contact the office before disposing.

Outages: Utility interruptions can occur. We will notify you of planned maintenance and work to restore unexpected outages as quickly as possible. The Park is not liable for utility interruptions caused by weather, utility provider failures, or other events outside Management's control.

Internet: We do not provide WiFi at this time. T-Mobile service works well at the Park and offers affordable equipment and plans.

Weather and Safety

Your safety is your responsibility.

Missouri weather is severe and unpredictable. Home Base Bolivar does not provide a storm shelter, emergency services, or weather monitoring. You are responsible for monitoring conditions and having a plan.

Tornadoes: RVs are not safe during tornadoes or severe storms. Know your nearest public shelter before severe weather arrives. Review shelter locations at sema.dps.mo.gov.

Before Severe Weather Arrives:

- Secure or bring in all outdoor items
- Retract awnings and stabilizers
- Have flashlights and charged devices ready
- Know your route to the nearest solid-structure shelter

Bridge: If water is flowing over the Park entrance bridge, do not attempt to cross under any circumstances. Wait until the water fully recedes and the crossing is visibly clear.

Fire: Every RV must have working smoke detectors, a fire extinguisher, and an escape plan. If a fire occurs: get everyone out, call 911, then us. Do not return until permission is given by authorities.

Gas Leak: Evacuate immediately. Call 911. Then call us.

Personal Safety: Lock your RV when away. Report suspicious activity to us and to local law enforcement.

Be Prepared: A weather app, flashlight, first aid kit, and a go bag with essentials (medications, documents, water) are worth having. Adequate insurance on your RV, vehicles, and belongings is your responsibility.

Mail and Packages

Address all mail and packages:

Your Name
1311 Highway U, Lot ##
Bolivar, MO 65613

The terms "Site" and "Lot" are interchangeable, but Lot is more customary with the USPS.

USPS mail is distributed to site-numbered boxes, by Park Staff, in the office. No need to check for mail, we will text you when you receive mail.

Carriers, including Amazon, FedEx, etc., can deliver directly to sites or to the office. Include your site number and preferred delivery location in your order notes. Again, we text you when a package arrives for you.

Mail and package handling is provided as a courtesy and is at your own risk. For valuable or time-sensitive items, use a forwarding service or carrier hold.

Local Area

Most daily services are within five miles.

Service	Distance
Walmart Supercenter	3 miles
Wood Supermarket	4 miles
Gas: Bolivar C-Store	0.5 miles; wide variety throughout Bolivar
Restaurants: Smith's	0.5 miles; wide variety throughout Bolivar
Laundry: Bolivar Express Laundry Center	4.4 miles
Hospital: Citizens Memorial	6.5 miles
Urgent Care: Mercy Urgent Care	1.8 miles

Day Trips:

Destination	Drive Time
Springfield	20 minutes
Pomme de Terre Lake	25 minutes
Stockton Lake	30 minutes
Truman Lake	1 hour
Branson	1 hour 15 minutes
Lake of the Ozarks	1 hour 30 minutes

The Park address may be used for your driver's license, vehicle registration, and voter registration.

Contact and Hours

Phone/Text: 417-599-0012 | Email: homebasebolivar@gmail.com | Website: homebasebolivar.com

Very Important: You may receive text notifications from 417-479-2112. This number is outbound and informational only. Use 417-599-0012 for all Park communications.

Office Hours: Generally, Monday to Friday, 9 AM to 12 PM and 4 PM to 6 PM. We are often available outside these hours, call or text to arrange.

Emergencies (any time): Call 417-599-0012. Do not text. Keep calling until someone answers. Emergencies include utility failures, gas leaks, electrical hazards, safety threats, and infrastructure damage.

Non-emergencies: Between 8 PM and 8 AM, please wait until morning.

Life-threatening emergencies: Call 911 first, then call us.

Review the Emergency Quick Reference at the back of this guide. Keep it handy or post it somewhere visible in your RV.

Directions

From Springfield (south): Highway 13 North, left on Highway U, 1311 on the right, approximately half a mile.

From Kansas City / Clinton (north): Highway 13 South, right on Highway U, 1311 on the right, approximately half a mile.

Checkout

Notice of departure must be provided in accordance with your Lease. Leave your site clean and disconnect all utilities. Approved decks and Site additions may remain unless you've coordinated removal with Management. We will conduct a final walkthrough and handle any remaining billing at that time.

Contractors and Contributors

The development of Home Base Bolivar was a team effort.

Contractors That Played a Major Role, People We Trust

Company / Contact	Service	Phone
DR Dirtworks, Denton Roberts	Excavation	417-327-2088
Team Roderick, Dan Roderick	Electrician / Excavation	417-399-6295
Long Excavation, Nick Long	Plumbing / Excavation	417-298-0912
Baker Farms Trucking, Chad Baker	Trucking / Rock Hauling	417-399-6741
Winfrey & Sons, David Winfrey	Concrete / Construction	417-298-4658
Blue Ridge Buildings, Billy Mooneyham	Metal Buildings	417-496-7884
SB Trucking, Seth Smith	Trucking / Rock Hauling	417-298-3708
Reed's Excavation, Jared Reed	Excavation / Trucking	417-777-1859
Baldwin Plumbing, Arthur Baldwin	Plumbing	417-844-8226

Vendors We Used and Trust

Company / Contact	Service	Phone
Southwest Electric, Nick Roundtree	Electric Company	800-262-0326
Stewart Concrete, Jay Julien	Concrete & Plumbing	417-445-2421
Conco Quarries, Greg Griesemer	Aggregate / Rock	417-694-3001
D&L Rock Yard, Dennis Lafferty	Aggregate / Rock	850-910-1707
Kubota Springfield, Kole Kennemer	Kubota Dealership	417-848-7554

Gracious Neighbors Who Supported Our Efforts

Lynn Magnuson | Steve and Laurie Bender | Cheyenne and Elizabeth Yates | Kenny Zeagler

Recommended Vendors

Company	Contact	Phone
RV Repair Group, Phillipsburg, MO	Office: Christine Goza	417-533-7530
RV Repair Group, Phillipsburg, MO	Cell: Jeremy Atchison	573-337-7530
RV Repair Group, Phillipsburg, MO	Cell: Tracy Goza	573-855-0186
WMCR (Woods Mobile Camper Repair)	Cell: James Woods — 10% discount to Park Guests	417-496-1991
WMCR (Woods Mobile Camper Repair)	Cell: Brett Woods — 10% discount to Park Guests	417-262-2283

Preferred / Exclusive Guest Vendors

Company / Contact	Service	Phone
Affordable Propane, James	Exclusive Propane Vendor	417-214-4040
Kleen Tank, Mike Pomante	RV Tank Cleaning & Clog Removal	989-277-6914
Kleen Tank, Betty Pomante	RV Tank Cleaning & Clog Removal	586-839-1685

Emergency Quick Reference

Home Base Bolivar — Extended-Stay RV Park

For all life-threatening emergencies, call 911 first.

Contact	Number
Life-Threatening Emergency	911
Home Base Bolivar	417-599-0012
Polk County Sheriff (non-emergency)	417-326-4155
Citizens Memorial Hospital	417-326-6000
Bolivar Fire (non-emergency)	417-326-5636
Morrisville Fire and Rescue (non-emergency)	417-756-2029

Nearest Hospital: Citizens Memorial Hospital, 1500 N Oakland Ave, Bolivar — 6.5 miles from the Park

Utility emergencies (gas, electric, water, sewer): Call 417-599-0012, day or night. Do not text. Keep calling until someone answers.

Gas leak: Evacuate immediately. Call 911. Then call us.

Tornadoes: RVs are not safe shelter. Leave your RV and go to the nearest solid-structure shelter. Plan your route at sema.dps.mo.gov.

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