

Rules and Regulation
White Horse Park Community Association
As Updated and Amended on February 25, 2023

Article III Section 7 (of the WHP By-Laws)

Violations and/or non-compliance of the Declaration of Restrictions and Covenants, By-Laws and WHP Rules and Regulations by any homeowner, guest, or lessee may be subject to legal action by the Association. The homeowner in violation and/or non-compliance will be responsible for any and all legal fees that may be incurred. The homeowner is responsible for any guest or lessee in violation or non-compliance, and will be responsible for any legal actions taken and any legal fees incurred.

Article VI Section 1. (d) (of the WHP By-Laws)

The Board of Directors shall:

Adopt and publish such rules and regulations relating to use of Association property, common area and facilities, and the personal conduct of the members and their guests, and to establish penalties for the infraction thereof, and sanctions for noncompliance therewith, as it may deem responsibly necessary for the best interest of the Association and its members.

In accordance with the Articles cited above, the Board of Directors has created these Rule and Regulations and established sanctions and the following fine system for violations of these Rules and Regulations.

These Rules and Regulations apply to all lot owners (also known as “Homeowners”), members of their household, their guests, tenants and tenant's guest while in White Horse Park. Fines may be levied by action of the Association for violation of these Rules and Regulations. Lot owners are responsible for their guests, tenants, and tenant's guests. Lot owners are responsible for payment of fines and repair costs resulting from vandalism or rule violations. Misuse or vandalism of any Association facilities maybe cause for suspension of WHP privileges for up to 30 days.

The Declaration of Restrictions, Covenants, Easements, Equitable Servitudes, Charges, Assessments and Liens of White Horse Park dated February 25, 1983 are in addition to these Rules and Regulations.

Rules and Regulations Violations

Receipt of these Rules and Regulations shall be considered a warning and the first violation shall result in a fine unless otherwise noted. Violations that carry higher initial fines are also listed below.

- 1st violation a **\$50.00** fine
- Each additional violation for the same offense will **double**.

Cumulative fines will be placed on repeated violations of the same nature within one year.

Fines should be paid within thirty (30) days, and will be carried on the Homeowner's account until paid.

Nonpayment of the fine after thirty (30) days will put the Homeowner in a state of noncompliance resulting in, among other things, the Homeowner's gate card being turned off until payment is made. Reactivation fee for gate cards that were turned off as a result of an infraction is set at \$25.00.

ECC Violation

If a member does not obtain **prior** ECC approval, the member shall be charged a one-time fine of **up to \$1,000.00, but not less than \$200**, whether the work is approved or disapproved after the fact. The BOD will approve the amount of the fine based upon the type of work done without approval.

Dumpster Violations/Trash Disposal

In an attempt to make trash disposal easier for WHP Homeowners, two dumpster sizes will be provided all year long, rather than only having the large dumpster a couple of months each Spring.

Because trash disposal has been a serious issue at WHP, the initial fine for violations relating to trash disposal and dumpster use is **\$250.00**.

Smaller Dumpsters are for bagged household trash and broken down boxes, **ONLY**.

Larger (Roll-Off) Dumpsters are for all other Homeowner trash with the exception of the following prohibited items:

- Batteries (of any sort)
- Tires (of any sort)
- Cans or buckets of paint and/or paint thinner
- Refrigerators, freezers, air conditioning units, anything that contains Freon or other coolants
- Motor oil, gasoline, kerosene or any other type of fuel
- Anything containing hazardous materials
- Anything restricted by waste management
- Anything that cannot fit into a dumpster without hanging above or out of the dumpster itself

Any individual caught dumping prohibited items will also be responsible for the removal and off-site disposal of those items.

- Contractors shall not use WHP dumpsters.
- Trees and bushes must be cut down to a size no longer than 4 ft. in length.
- Household trash shall not be dumped in ANY bathhouse trashcans or deposited in or around any of the bathhouses or the maintenance building.
- No appliances, furniture or beds are to be left outside the dumpsters.
- If appliances, furniture and/or beds are too large to fit in the dumpsters, Homeowners should take those items to the Central Landfill (near Snow Hill) located at 7091 Central Site Road, Newark, MD, (410) 632-3177; or, contract with a company such as 1-800-GOT-JUNK or JDog Junk Removal & Hauling for assistance removing such items. **PLEASE NOTE**, WHP nor any Board Member is endorsing or recommending 1-800-GOT-JUNK or JDog Junk Removal & Hauling – these companies are simply being named as examples.
- Car and boat batteries should be taken to the Central Landfill.

Guidelines for disposing of waste safely are provided at the following link
<https://mde.maryland.gov/programs/land/solidwaste/pages/index.aspx>

General

- White Horse Park Management and employees do not get involved in personal disputes. Management and employees shall continue to handle legitimate complaints involving the community.
- Criminal activities will not be tolerated within WHP and will be reported to the proper authorities.

Prohibited Behaviors

- **WHP shall be a drug free community.** No use, sale, or possession of illegal drugs will be tolerated. WHP will pursue all legal means to enforce this regulation.
- **Firearms.** NO hunting or shooting of firearms, pellet guns, air guns, slingshots or bow and arrows shall be permitted within the community.

Restricted Behaviors - (One Warning Will Be Given)

- **Public drunkenness** shall not be tolerated in the community.
- **Cursing and/or cussing** shall not be tolerated in the community. If a conversation containing cussing or cursing is heard by a third party, it is considered too loud, which is an Equal Opportunity and Treatment complaint. No obnoxious or offensive activities or nuisances shall be permitted on any lot. Please be courteous and aware of your surroundings.
- **Obstruction of Roadways** shall not be tolerated in the community. For the safety of everyone at WHP, roadways must remain obstruction free at all times. No parking bikes, boats, trailers, vehicles of any sort on the roadways; no setting up or playing corn-hole, or other such games or toys on the roadways; and no placing of signs, furniture or ornamental decoration on the roadways.

Gates - (No Warning Given)

We are a Gated Community for the Safety and Security of Everyone in the Community. The Only Way the Gated Security System Works is with Full Compliance and Cooperation of Everyone in the Community.

- Persons without a gate card assigned to them shall register with the office/guard, providing their name, address, telephone number, vehicle license plate number, lot visiting, duration of visit and show driver's license or other form of ID. If requested by the office/guard, a lot owner may be required to sign-in such visitors.
- Only one vehicle may pass through the gate each time it raises. The cost of repair to the gate caused by negligence or intentional conduct shall be paid by the person who caused damage in addition to the fine incurred. If the person causing the damage is a guest or renter, owner of the related lot will

be responsible for the damage. **FYI:** The Back Gate will NOT accommodate vehicles with trailered boats or RVs. If you have a trailered boat or RV, you must use the Front Gate.

- Homeowners may NOT meet guests at either of the Gates (Front or Back Gates) to let them in the community with their gate cards. Guests **must** register with the office/guard. Homeowners who let guests in either Gate with their gate cards will be fined \$50, will have their gate cards deactivated (turned off immediately), and will be charged a \$25 reactivation fee, after the fine is paid in full.

Parking - (No Warning Given)

- **Utility Trailers** and **RV's** shall not be parked on any lot, except for minimal time for loading and unloading. Homeowners are permitted to park their Utility Trailer or RV in overflow areas throughout the community **with a WHP trailer pass posted on said trailer or RV**. Trailer passes are issued by the office or security guard for three (3) day periods and may be renewed up to 15 days per calendar year (01 June to 31 May). There is no fee for obtaining a trailer pass, nor for renewing a trailer pass.
- **No parking** on the roadways. Overflow parking is available in the following areas:
 - beside the bathhouse & laundry between Skipjack Circle and Spindrift Lane (grassy area between facility building and private lots, NOT in the parking lot out front);
 - at entrance to the Boat Yard on Salt Spray (grassy area in the left side of the entrance)
 - corner of Salt Spray and Timberline Circle (grassy area between Lot 37 and 427 that backs up to the Boat Yard);
 - beside the bathhouse & laundry between Seahawk Lane and Snowbird Court (grassy area between facility building and private lots, NOT in the parking lot out front);
 - on Timberline Circle at the furthest end of Dolphin Drive from the pool (grassy area between Lot 227 and Lot 465);
 - on Timberline Circle near the Play Ground Area (grassy area between Lot 311 and Lot 312);

- on Pine Cone Drive at the end of Woodhaven Court near the Swimming Pool and Play Ground (grassy area between the pool and Lot 309 on the corner); and
- on Timberline Circle in front of the Pool and Clubhouse Area (grassy area along the white fence).
- **Storage Trailer spaces** are available for homeowners in the boat yard for an annual fee, to be determined each year (01 June to 31 May) on a first come, first serve basis. All storage trailers must have a WHP sticker in the boat yard, and trailers must be kept in working condition.
- **No overnight parking** of watercraft or trailers is permitted on lots. Flushing or starting of watercraft is permitted at the marina and boat yard **only**.

Vehicles - (No warning given)

- **Speed limit** throughout the community is **10 MPH**.
- **Unlicensed vehicles** may NOT be kept on any lot, overflow parking area or any common ground (except boat trailers in the storage yard area) in the community. Any vehicle with an expired registration shall be considered “abandoned” and the Association shall have the vehicle removed to a local impound area at the lot owner’s expense.
- **Motorized** golf carts, mini bikes, snowmobiles, trail bikes, all-terrain vehicles or scooters are NOT permitted in the community. Scooters and electric carts that are legal on Maryland roads are legal in the community, provided they are operated by a licensed Driver and have DMV TAGS or DMV sticker.

Mowing

- Vehicles should be removed from lots and common areas on mowing days if possible. The fine system will be initiated with one warning if the mowing company reports a vehicle that is repeatedly preventing the mowing of lots or common area.
- No structures are permitted on the property that might interfere with lawn cutting equipment. Lots with boundaries that are too high for a riding lawn mower to go over may not be cut.
- Weed whackers will not trim if there is not a border around skirting and ornaments, etc.

- WHP and Lawn Company shall **not be responsible** if a pebble or a stone goes through your skirting, or otherwise damages your personal property.

Pets

- All pets must be leashed and are not permitted to run at large or with owner off leash. **NO EXCEPTIONS!**
- All pets must be inoculated against rabies and licensed, and proof of current rabies inoculation and license shall be provided upon request by WHP staff or employee, security personnel or emergency responder.
- All pet owners (Homeowners, their Guests and/or Renters) must be respectful by keeping their pet(s) from loud and excessive barking so as not to become a nuisance.
- Pets are not permitted in the recreational areas at any time.
- No bathing of pets in the bathhouses.
- All pet owners (Homeowners, their Guests and/or Renters) must clean up after their pet no matter how small or large the feces.
- All pet owners (Homeowners, their Guests and/or Renters) must be respectful by keeping their pet(s) from peeing on other lot owners' flowers, shrubs and/or vehicle tires (and/or any other vehicle parts), as well as flowers and shrubs planted on common ground and vehicles parked on common ground.
- All pet owners (Homeowners, their Guests and/or Renters) who allow their pet to defecate on their own property, shall remove feces daily.
- Pet owners (Homeowners, their Guests and/or Renters) are NOT allowed to tie their pet(s) outside with a rope, chain or any other type of tether and leave their pet(s) unattended.
- No commercial breeding of pets or animals shall be permitted within the Development.
- Vicious or aggressive dogs MAY NOT be brought into White Horse Park. All pet bites and/or pet attacks will be reported to the proper authorities and the Homeowners will be held liable for damages.
- Homeowners are responsible for any pet residing at/on their lot.
- Homeowners who do not comply with the Rules & Regulations pertaining to Pets and/or whose Guests and/or Renters do not comply with the Rules & Regulations pertaining to Pets, shall be fined. Fines start of \$50.00.

Recreation - One general warning will be given, and serves as the one warning for all recreation violations

- Motorized vehicles have priority on WHP roadways. All recreational activity shall move to the side of the road while vehicle passes.
- A Recreation area is provided at the clubhouse and common ground adjacent to the clubhouse. Hours of operation for these areas are from 8am to 11pm.
- The recreation area shall close at 11pm, unless there is an authorized function approved by the office or BOD.
- Bikes, skateboards, scooters, or similar means of conveyance, are not permitted on or in any WHP building.

Bicycles - One general warning will be given, and serve as the one warning for all bicycle violations

- Bike riding is at your own risk.
- All bicyclists under age of **12** are required to wear a bicycle safety **helmet**.
- Bike riding is not permitted after dark unless the bike has properly fitted front working bicycle light and tail reflector.
- Bike riding is not permitted between houses and lots belonging to other owners.
- Bikes are not authorized past the boat ramp at the marina area. Bikes are to be parked at the bike rack.
- Bikes are not permitted in the pool area. Bikes are to be parked at the bike rack.
- Motorized bicycles may be operated by licensed drivers, only, and must obey 10 mph speed limit.

Skateboarding - One general warning will be given, and serve as the one warning for all skateboarding violations

- Skateboard at your own risk.
- Motorized vehicles have priority on the road way of WHP, skateboarders shall move to the side of the road while the vehicle passes.
- Skateboarding is permitted only on the roads of the community.
- No skateboarding on walkways/pool area/clubhouse area/basketball court/at bathhouse areas/front gate/back gate/office area or in any building.
- No skateboarding past the boat ramp at the Marina Area.
- No skateboards in the pool area.
- No use of jump ramps, or any jumping devices.
- No skateboarding after dark.

Pool Rules - One general warning will be given, and serve as the one warning for all pool violations

- Everyone in the pool area shall abide by all pool rules. Violation of pool rules may result in eviction from the pool area for the remainder of the day. Further violations by same person may result in permanent suspension from the pool for the season. One general warning will be given, and will serve as the one warning for all pool violations.
- The attending lifeguard(s) has the authority to evict violators of these rules from the pool area.
- Everyone in the pool area shall have a WHP pool tag.
- No children under age 13 are permitted unless accompanied by an adult.
- Any child who cannot swim shall be within arm's reach of a parent or guardian.
- No diving in any area of the pool.
- No chewing gum or glass containers permitted in pool area.
- No running, pushing or foul language in pool area.
- No large inner tubes or rafts permitted in pool area other than noodles and small floats.
- Ball playing shall be permitted at the discretion of the attending lifeguard.
- All children who are still in diapers shall wear the type of diaper that is made specifically for swimming.
- No jean cutoffs allowed in pool.
- Food and drinks are permitted in pool area, but must be kept a minimum of three (3) feet away from the pool's edges.
- No food or beverages of any sort are permitted in the pool or on the edges of the pool – to be clear, no eating or drinking while in the pool or sitting on the edge of the pool.
- No bicycles, scooters, skateboards or any other recreation vehicle or toy with wheels are permitted in the pool area.
- Please be courteous and clean up after yourself, your family and your guests.

Quiet Time is 11 p.m. to 8 a.m.

- Homeowners must be respectful to others in the community by being quiet between the hours of 11:00 p.m. and 8:00 a.m.

- No loud music, yelling or loud talking between the hours of 11:00 p.m. and 8:00 a.m.
- No loud construction, including but not limited to, hammering, drilling or power sawing between the hours of 11:00 p.m. and 8:00 a.m.
- No loud maintenance activities, including but not limited to, mowing, weed-whacking or power washing between the hours of 11:00 p.m. and 8:00 a.m.
- After 9 p.m. children under age 13 are not permitted to wander the community without being in the company of an adult.

Lots

- ECC approval is required for ANY improvement or construction to be completed on the exterior of your unit or lot/property. See ECC guidelines for specific regulations.
- No fences are permitted anywhere on your lot.
- Pursuant to WHP Declaration, Section IV Campsite Use Restrictions, (s) Commercial Uses (page 8), No lot/unit shall be used for business, professional or commercial purpose.
- All residents shall display their lot number on the front of the residence and on their shed for easy identification by community and emergency personnel. ECC guidelines require the numbers be at least three (3) inches tall.
- No open fires of any kind, including fire pits and garden torches, shall be permitted on any lot except within the confines of a cooking device.
- All personal property placed on your lot shall be maintained in good condition.
- All lots/units shall be maintained in such a manner as to prevent them from becoming unsightly, unsanitary, or a hazard to health or safety.
- WHP and its contractors are not responsible for homeowner's property that encroaches on common ground property.
- No tents may be erected or pitched on any lot and/or common ground.

Rental of Units

These rules for rentals have been established to protect the Park, WHP Homeowners and the owners of the rental units and allow the Association knowledge of persons residing in the Park.

Because compliance with Worcester County has been a serious issue at WHP in the past and because compliance with Worcester County is mandatory when renting units at WHP, the initial fine for violations relating to Rental of Units is **\$500.00 for the first violation. Subsequent violations could result in the Homeowner being reported to Worcester County and NOT being able to rent their WHP unit at all.**

- Any Homeowner who is more than thirty (30) days late on any payment due to WHP **may not** rent their unit. If a Homeowner's WHP account is more than thirty (30) days late, and they have rented their unit, their renter will NOT be allowed to check in, and will NOT be allowed to enter the community until the Homeowner's account is paid in full.
- Any Homeowner choosing to rent their unit will be required to register with Worcester County and pay the County's annual fee (per unit rented), each year.
- Any Homeowner choosing to rent their unit will be required to register with WHP and pay the annual fee to be determined each year (per unit rented).
- Any Homeowner choosing to rent their unit will adhere to the Off-Season Occupancy Restrictions mandated by the County and noted in the WHP Declarations. Meaning the unit may not be occupied for more than thirty (30) consecutive days or an aggregate of sixty (60) days between the dates of September 30 of each year through April 1 of the succeeding year. To be clear, days the unit is rented and days the unit is personally occupied by the Homeowner are counted as one and the same – they are counted as occupied. Any Homeowner who occupies their unit for more days than allowed during the Off-Season, will be reported to the County as such.
- Homeowner will provide WHP Office with a copy of the Rental License obtained from Worcester County for each unit Homeowner intends to rent, each year.
- Homeowner will comply with occupancy limits and restrictions set by Worcester County for each unit intended to be rented.
- Homeowner shall notify the office at least ten (10) days **prior to** renting their unit and provide following:
 - Date of Occupancy of Tenant(s)
 - Name, Address, and Phone Number of Tenant
 - A copy of the Lease or Rental Agreement (for that specific rental unit)
- Homeowner shall notify tenant(s) that there is a two (2) vehicle limit for each unit rented – NO EXCEPTIONS.

- Homeowner shall notify tenant(s) that Renters may NOT bring boats and/or jet skis onto WHP property – NO EXCEPTIONS.
- Homeowner shall provide tenants with a copy of the WHP Rules and Regulations, Pool Rules and Marina Rules prior to occupancy. No excuse for violations of the Rules and Regulations will be accepted due to lack of knowledge.
- Renters shall register at the office during office hours.
- When office is closed, renters shall register at the guardhouse.
- Homeowners who rent their units must purchase two (2) extra Gate Cards which will be kept in the Office and provided to their Renters upon check-in. During the check-in process, Renters will be instructed to return the Gate Card(s) as they are exiting the community at the end of their stay, either to the office or the security guard on duty. If the Renter does not return the Gate Card(s) when they leave, the Gate Card(s) will be deactivated, and the Homeowner will be required to purchase replacement Gate Card(s). (Perhaps Homeowners should address this in their rental lease agreement so they can avoid this situation, or pass such an expense on to their Renter).
- In the event that their Renter does not return their Gate Card(s), Homeowners will NOT be permitted to rent their unit again until they have purchased the replacement Gate Card(s). Homeowner may contact the Office regarding replacing Gate Card(s), charging the payment to the Homeowner's unit account, if they are in good standing otherwise.
- All electric, water, HOA fees and fines are the sole responsibility of the Homeowner.
- Any Homeowner choosing to rent their unit will assume FULL responsibility for their tenant's actions on park property. Any fines incurred for infractions of the Rules and Regulations of WHP will be issued to the owner of the property.

Selling of Units

- Owners who are selling their units shall notify the Office that they are selling/listing their unit.
- Resale packet must be purchased, a new survey must be completed and all setback requirements met before a lot may be listed for sale. No lot may be sold "as-is" relating to setback requirements.
- Owners must have all personal property, sheds, ornaments, decks, a/c heating units, propane tanks, etc. within the boundaries of their lot prior to settlement.

- Owners must provide the Office with a copy of the signed sales contract and the settlement date as early as possible and at least ten (10) business days prior to settlement.
- Owners must notify Office of who the Settlement Company will be as early as possible and at least ten (10) business days prior to settlement.

Marina (also see "Marina Rules" and "Boat Yard Rules" posted in each area)

- Marina is monitored by multiple security cameras 24 hours a day.
- Children under age **13** shall be accompanied by an adult to be in the marina area.
- Marina is off-limits to persons age **17** and younger between the hours of 11pm to 5am, unless accompanied by a parent or guardian.
- No trespassing on any watercraft in the marina or storage area.
- Crabbing with hand lines and fishing is permitted at gazebo only.
- Crab Pots are **not** permitted at the Marina.
- No pulling up of minnow traps in a slip area without the lot owner's permission.
- No bikes or skateboard allowed past the bike rack.
- No running on piers.
- Only lot owners and immediate family members are permitted to bring watercraft into WHP and use the boat ramp.
- All watercraft shall have a current WHP sticker, proof of insurance and registration.
- Boat parking in the canal is limited to **1hr**.

Boat Sticker Violation

All watercraft on WHP property shall display a current WHP sticker purchased by June 1. Effective June 2, a **\$100.00** fine will be assessed. Additional violations will be assessed on the 1st of each month until a current WHP sticker is purchased or the watercraft is removed.

Storage Trailer Space Renewal

Spaces must be paid for by June 1. Effective June 2, a **\$100.00** fine will be assessed. Additional violations will be assessed on the 1st of each month until the space is paid for or the storage trailer is removed. A WHP sticker must be purchased and displayed by June 1st.