

Board of Directors
White Horse Park Community Association, Inc.
11647 Beauchamp Road, Unit 1
Berlin, Maryland 21811

October 26, 2024

Dear White Horse Park Homeowners:

As most of you know, different Boards have been working for decades to bring all WHP homeowners into compliance with restrictive covenants, and more specifically, with having all personal property removed from common ground. Although some progress has been made over the last twenty years, it has not been enough. It is time to complete this project. **Please understand that this is a Board project, not an ECC Committee project.** If you have any questions or wish to express any grievances, please contact the Board, not ECC Committee members. You can email the Board via the link on our website.

Our plan to bring all homeowners into compliance with restrictive covenants and having all personal property removed from common ground will begin immediately, with this letter kindly asking all homeowners to please move all their personal property that is on common ground back onto their property. Because we do not want to be unreasonable, we are intentionally providing plenty of notice and time for homeowners to move their personal property. We are providing everyone with nine months to move their personal property, which is very reasonable.

We are asking homeowners to remove all personal property that is easily movable and not attached to the home (e.g. stairs, ramps...) from common ground by or before the WHP 2025 Annual Meeting (June 28, 2025), including but not limited to, the following items:

Sheds and/or Patio Furniture

Patio Pavers and/or Stones

Gravel, Stone and/or Other Ground Cover

Border Wood and/or Pavers

Ground Level Decks, Sidewalks/Walkways

Ornamental/Decorative/Cosmetic Enhancements

After June 28, 2025, homeowners who have not removed their personal property from common ground will be faced with sanctions for noncompliance, including but not limited to, reoccurring and increasing fines (\$500 - \$1,000).

It is extremely important to this Board that everyone is treated fairly, equally and with respect, so we are kindly asking everyone to cooperate. It is our sincere hope that everyone will cooperate and no fines will be issued. However, you should also know that everyone who is not in compliance after June 28, 2025, will also be treated fairly, equally and with respect when it comes to sanctions for noncompliance, as well as, receiving reoccurring and increasing fines.

Thank you in advance for your cooperation. If you have any questions, please do not hesitate to let us know.

Tammy Franklin, President

Valerie Clark, Vice President & Treasurer

John McKinney, Jr., General Member

Michelle Flory, General Member

Results of the vote to send this letter: Tammy, Valerie, John, Michelle – in favor; Terry – not in favor.
Terry Lenhart's name was removed from this letter to respect his opinion in this matter.