

WHITE HORSE PARK COMMUNITY ASSOCIATION INC. ECC GUIDELINES

Revised 3/21/15
Updated 10/26/2024

Pursuant to the Declarations of White Horse Park dated January 16, 1983, Article VII, Environmental Control Committee, paragraph 7.4; the ECC Guidelines have been revised and updated as follows:

***PRIOR TO SUBMITTING AN ECC FORM TO THE OFFICE: Owners must first contact the County to see if permits are needed, and please document the name(s) of the County representative.**

***REMOVAL OF ALL PERSONAL PROPERTY FROM COMMON GROUND is a mandatory condition for approving an ECC Application for major improvements, no exceptions – not required for approving an application relating to repairs. If you are not sure which category your application falls into, the ECC will determine upon request.**

*** You must be in possession of a valid survey for all concrete or asphalt work and ground-level decking.**

***OWNERS MUST INFORM THE E.C.C.: when a project is completed for follow-up inspection and approval.**

***FINE: 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.**

All Items Below Must Include an E.C.C. Application

Average Lot Size = 40' x 50'

Setbacks – (standing in street facing lot)

Front – 10', Back – 5', Left – 7', Right 3'

Easement exceptions must be approved by both parties and registered with the County. You must provide office with all copies.

Unit Requirements

Average Park Model – 400 square feet Average Florida Room – 10' x 35'

Maximum square footage of both units – 750 square feet

Maximum length – 35', Minimum length – 20'

Cottage – 34' x 22' – 748 square feet Maximum

Height– 17'

Sheds **Maximum size – 8' x 8' x 10' maximum height**

Requires County Permit

Shed placement is not subject to rear or side setbacks

Shed must be placed within property line and NOT on White Horse Park's common ground.

Shed should match the unit color and trim

Patios/Exposed Concrete/Asphalt Driveways or any Impervious Surface

Maximum size is to be no more than 30% of lot size which is approximately 620 sq ft on most lots.

There must be at least an 18" pervious surface (to allow for drainage) on the left, right and back sides of each lot.

ECC form is required in all cases. Permit and Waiver required in most cases. WHP Staff or WHP Board of Directors cannot advise as to the need for a County permit. You must contact Worcester County to inquire what department/s permits are necessary.

Owner responsible for drainage issues.

Ref. Declaration 4.1; O, Page 8 "Campsite Use Restrictions"

Ground Level Decks

You must be in possession of a valid survey
Cannot put a permanent-type cover over a ground level deck
Maximum height is 8”
Maximum height of handrail is 42” and may be picket or capped on top and color must conform to White Horse Park standards.
Does not need to meet side or rear setbacks
Front setback waivers must be signed by owners and may be obtained in the office.

Landings

Landings are located outside entrance – doors or sliders
Maximum size – 4’ x 6’ (24 sq. ft) not computed into total square footage
Not subject to setback requirements
May be covered by an awning
May have handrail 42” high that is capped on top
May not be enclosed

Handicapped Ramps/Landings

May extend into front or rear setbacks
May be larger than 4’ x 6’ to accommodate wheelchair turn

Tree Removal

Upon approval by the Office:
Tree must be cut as close to ground level as possible
Stump must be ground to below ground level

Temporary Sun Shelters: No ECC Applications for Temporary Sun Shelters will be approved until Worcester County has made a decision on this matter.

Metal framed free-standing shelter must be anchored
Must be canvas in nature
Must be color coordinated or neutral tan
Not to exceed 12’ x 12’
Canvas tops must be removed in “off season”
May not be used for overnight sleeping

Tents Not permitted on a subdivision Zoning Reg. Declaration 3:1, Page 37 Environmental Control Zoning Reg. 1-312(9)

Fencing There will be no fencing allowed in WHP

Ornamental/Decorative/Cosmetic Enhancements

Cannot exceed 6’ in height and 9’ in length
Must be open or see-through such as lattice
Must remain within the boundaries of the property
Cannot connect from one structure to another
May not be used to enclose a deck or patio
May be used to hide propane tanks
Color should conform to structure color and must meet ECC and White Horse Park standards.

Note: All units must have a border around the unit to prevent the grass cutters from damaging skirting.

Addendum

The ECC Committee will enforce White Horse Park Committee Association Rules and Regulations violations. Homeowners will receive notices of failure to comply and receive a proper time frame for corrections.

Any owner, who intends to construct or place an “improvement” on their lot, including any structure, must comply with Section VII of the Declarations of Restrictions of White Horse Park, which requires submission of an ECC application and receiving written approval of the application from the ECC committee.

Removing all personal property from common ground is a mandatory condition for approving an ECC Application for major improvements, no exceptions – not required for approving an application relating to repairs. If you are not sure which category your application falls into, the ECC will determine upon request.

You must be in possession of a valid survey for all concrete or asphalt work and ground-level decking.

Please note that these guidelines are in addition to any County permits that may be required. An owner may be required by Worcester County Code to make an application for a building permit from Worcester County Development, Review and Permitting.

It would be in the best interest of the Owner to provide all names of those contacted at the Worcester County Development, Review and Permitting department.

ECC REMINDER – WHEN IN DOUBT, FILL IT OUT!!!