

**WHITE HORSE PARK COMMUNITY ASSOCIATION INC.  
ECC GUIDELINES**

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:

**\*ECC MEMBERS:** ECC Members are volunteers and do not live at White Horse Park. Please plan for and allow seven (7) to thirty (30) days to receive responses from the ECC.

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

**\*REMOVAL OF ALL PERSONAL PROPERTY FROM COMMON GROUND** is a mandatory condition for an ECC Application approval 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.

**\*OWNER MUST BE IN POSSESSION OF A VALID SURVEY** for all concrete or asphalt work, ground-level decking, placement of a shed and/or unenclosed detached accessory building (gazebo), and/or any major improvement.

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

**\*FINES:** If a Homeowner does not obtain prior ECC approval, the Homeowner shall be charged a **fine of up to \$1,000.00, but not less than \$200**, whether the work is approved or disapproved after the fact. If a Homeowner has an ECC violation and does not correct that violation in the time period provided, the Homeowner shall be charged **another fine of up to \$1,000.00, but not less than \$200**, and the **finest will continue until the Homeowner brings their property into compliance** with WHP and ECC Rules and Regulations. The BOD will approve the amount of the fine based upon the type of work done without approval.

**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’

**Limitation of Electrical Services**

The **maximum electrical service for all WHP lots is 50-amp** service.

**Homeowner’s Responsibility for Contractors’ Actions**

Homeowners are fully responsible for the actions of any contractor(s) they hire and/or use; and it is the Homeowner’s responsibility to make sure the contractor(s) fully understand what has been approved by the ECC, and the limitations regarding electric service and impervious surface.

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

**Detached Accessory Buildings**

One enclosed (“Shed”) and one unenclosed (“Gazebo”) detached accessory building may be located on each lot. Subject to front yard setback of 10’; not subject to rear or side setbacks; may not be used for human habitation or sleeping quarters, nor contain plumbing or plumbing fixtures **Waiting to see if the 3 feet separation restriction sticks – it was changed in the original document.** Must be placed within property lines and NOT on White Horse Park’s common ground. Requires County Permit

**Shed** Maximum size – 8’ x 10’ and 10’ maximum height  
Shed should match the unit color and trim

**Gazebo** Maximum size – 12’ x 12’  
May be covered with a roof but not enclosed with any material

**Patios/Exposed Concrete/Asphalt Driveways or any Impervious Surface**

Maximum size - no more than 30% of lot size (any combination of impervious surfaces). 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

**Handicap Ramps/Landings**

May extend into front or rear setbacks

May be larger than 4’ x 6’ to accommodate wheelchair turn, but may not to exceed 5’ x 8’

**Propane Fire Tables**

Must be placed at least three (3) feet away from any home, shed or other structure

Maximum size – 4’ x 4’; Maximum propane limited to 60,000 BTU output

May not be placed under unenclosed detached accessory buildings (“gazebos”)

Not subject to setback requirements

**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.

**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 tank

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, prior to starting the project.

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.

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