

**Rules and Regulation  
White Horse Park Community Association  
As Updated and Amended in March 2026**

**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. Violation of these Rules and Regulation and/or misuse or vandalism of any Association facilities may be cause for suspension of WHP privileges for up to 30 days and/or until the violation is corrected and/or repair costs resulting from misuse and/or vandalism is paid in full.

**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**

Any violation of these Rules and Regulations shall result in the Homeowner receiving a Violation Notice advising of the violation and fine should the violation not be corrected. Homeowners will have thirty (30) days to correct the violation or appeal against the fact that there was a violation. If it is determined that there is a violation and the violation is not corrected, a fine will be assessed 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 a late fee being assessed and the Homeowner's gate card(s) 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 (for each gate card) and must be paid prior to the gate card(s) being reactivated.

- 1<sup>st</sup> violation results in a **\$50.00** fine, unless otherwise specified. Violations that carry higher initial fines are listed below.
- Cumulative fines will be placed on repeated violations of the same nature within one year (starting the date of the latest violation).
- Each additional violation for the same offense may double/multiply.

**ECC Violation**

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 fines will continue, and possibly increase, until the Homeowner brings their property into compliance with WHP Rules and Regulations and ECC Guidelines. The BOD will approve the amount of each fine based upon the type of work done without approval and/or the violation.

## **Dumpster Violations/Trash Disposal**

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 in the past 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:

- Construction Waste and/or Building Materials
- 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 to 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**

- **Illegal Drug Use.** 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.
- **Vandalism.** The deliberate destruction of or damage to WHP property shall not be tolerated. WHP will pursue all legal means to enforce this regulation.

### **Restricted Behaviors**

- **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**

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/security 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/security guard, a lot owner may be required to sign-in such visitors.
- Only one vehicle may pass through the gate each time it rises. The cost of repair to the gate caused by negligence or intentional conduct shall be paid by the person/Homeowner who caused damage in addition to the fine incurred. If the person causing the damage is a guest, renter, contractor or some other venter, the Homeowner of the related lot will be responsible for the damage.
- No vehicles with trailered boats or RVs may use the Back Gate. 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/security 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**

- **Utility Trailers** and **RVs** shall not be parked on any lot, except for loading and unloading. As long as no part of the utility trailer or RV is located on any part or portion of the roadway, Homeowners are permitted to park their utility trailers and RVs on their lot for loading and unloading up to 24 hours.
- 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 45 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.
- **No parking** under any unenclosed detached accessory building (“gazebo”).
- **Overflow Parking** is just that – it is to be used only when all the parking on a Homeowner’s lot is full. Homeowners may not use overflow parking for their vehicle(s) when there is available parking on their lot. Overflow parking is to be used for utility trailer and/or RVs with a WHP trailer pass posted as noted above. Overflow parking may also be used for vehicles of Homeowners and/or their guests **only after the parking spaces on their lots are full**. Meaning, you may not leave the parking spaces on your lot vacant and use overflow parking. 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** may be 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 (very limited quantity). 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**.

### **Speed Limit and Posted Traffic Signs**

- **Speed limit** throughout the community is **10 MPH**. The speed limit for **everyone (adults and children)**, driving and/or riding **anything**, is **10 MPH**.
- **Everyone (adults and children)**, driving and/or riding **anything**, must obey all posted traffic signs. **This means everyone must stop at stop signs.**  
**Parents, please make sure your children are following safe practices and obeying the 10 MPH speed limit and the posted traffic signs.**

### **Vehicles**

- **Unlicensed vehicles** may NOT be kept on any lot, overflow parking area or any common ground in the community (except boat trailers in the storage yard area). Any vehicle with an expired registration must be removed from WHP.
- Vehicles must be kept in good working order. Any vehicle with flat tires or not in good working order must be removed from WHP.
- Consistent with WHP Declarations, minibikes, snowmobiles, trail bikes and all-terrain vehicles 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, are properly insured according to Maryland law, and have DMV TAGS or DMV sticker.

### **Vehicles That Must be Registered with WHP**

- Boats, Jet Skies and Trailers – See Marina Rules & Regulations
- Golf Carts:
  - ❖ Only electric powered golf carts are allowed at WHP.
  - ❖ Only lot owners in good standing and immediate family members are permitted to bring golf carts into WHP and use the same.
  - ❖ No renters or guests are allowed to bring golf carts into WHP or use the same.
  - ❖ Only one golf cart per lot is allowed.

- ❖ The maximum size golf cart permitted at WHP is a 4-Seater which is approximately 105-118 inches long; 48-52 inches wide; and 72-78 inches high.
- ❖ All golf carts must have a high visibility flag on the rear, mounted on a flexible 48-inch flagpole.
- ❖ Golf carts must be kept in good working condition. Any golf carts not in good working condition must be removed from WHP.
- ❖ All golf carts must be registered with WHP and have a current WHP sticker and proof of insurance.
  - ❖ Golf carts must be driven to the office at the time of registration each year to prove it is in good working condition. NO EXCEPTIONS
  - ❖ All golf carts on WHP property shall display a WHP registration sticker AND the lot number of the homeowner on the front and the back of the cart.
  - ❖ Proof of insurance must be provided for registration (every year) and at any time requested by WHP.
- ❖ **Golf carts may only be operated by licensed drivers. If golf carts are found to be operated by underage and/or unlicensed driver, WHP golf cart registration will be revoked and golf cart must be removed from WHP for no less than one (1) year and the owner will be fined \$500.**
- ❖ Everyone driving a golf cart must obey the 10-mph speed limit and all posted traffic signs.
- ❖ Everyone driving a golf cart must use their headlights and taillights when it is dark out (morning and night).
- ❖ Golf carts may not be used between the hours of 11:00 PM and 5:00 AM, unless traveling to/from an authorized community function approved by the office or BOD.
- ❖ Golf carts may only be driven on roadways that motor vehicles are normally driven on – not on any portion of the marina dock, no cutting through common ground or lots to get from one street to another, no driving or parking on the playground, basketball court or other recreational areas.
- ❖ Golf carts must be kept on owner's lot overnight.
- ❖ Golf carts may not be parked or stored under any unenclosed detached accessory building (a "gazebo").
- ❖ During the day, golf carts must be parked at owner's lot or in designated parking areas in WHP.
- ❖ Golf carts must be removed from lots and common areas on mowing days (parked in driveway until mowing in the area is complete).

- ❖ Golf carts must be parked in driveway or stored in shed when owner is not at White Horse Park.
- ❖ Vehicles may not be parked in overflow parking areas to make room for golf carts. *If you do not have room to park your vehicle and your golf cart on your lot, do not get a golf cart.*
- ❖ Golf carts may NOT be charged on any common ground electric outlet source. Golf carts must be charged on golf cart owner's lot, using that homeowner's electric.
- ❖ Owner is responsible for any damage(s) caused by their golf cart. Damage(s) caused by golf cart may result in a fine in addition to an assessment for the cost of repair and may result in the loss of golf cart privileges.
- ❖ The registration fee for golf carts is the same as the registration fee for a boat, and golf carts must be registered every year, the same as boats. The fee is subject to change from year to year.
- ❖ The fine for not registering your golf cart is the same as the registration fee and additional violations will be assessed on the 1st of each month until the golf cart is registered, or the golf cart is removed from WHP. If the violation is not corrected and/or if the fine is not paid within 30 days, the homeowner's gate card(s) will be deactivated (turned off immediately), and they will be charged a \$25 reactivation fee per card, after violation is corrected and fine is paid in full.

## 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

- **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 at \$50.00.**
- **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.
- **No loud and/or excessive barking.** 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.
- **No pets allowed in the recreational areas.** Pets are not permitted in the posted recreational areas at any time.
- No bathing of pets in the bathhouses.
- **Clean up after your pet.** All pet owners (Homeowners, their Guests and/or Renters) must clean up after their pet no matter how small or large the feces.
- **Do NOT let your pet pee/defecate on other owners' property.** 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. **Fines start at \$50.00.**
- **Clean up after your pet, Daily.** All pet owners (Homeowners, their Guests and/or Renters) who allow their pet to defecate on their own property, shall remove feces daily.
- **Do NOT leave your pet unattended outside.** 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.
- **No vicious or aggressive dogs.** Vicious or aggressive dogs MAY NOT be brought into White Horse Park (This does not mean any specific breed of dog. It means, if your dog is vicious or aggressive, do not bring it 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.**

## Recreation

- Motorized vehicles have priority on WHP roadways. All recreational activity shall move to the side of the road while vehicles pass.
- 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 in any WHP building.

## Bicycles

In Maryland, it is illegal for any person under the age of 16 to ride a bicycle on public property without wearing a properly fitted bicycle helmet. This law applies to roads, trails, and sidewalks **and extends to those riding skateboards, scooters, in-line skates and hoverboards as well.** **Parents, please make sure your children are following safe practices and obeying the 10 MPH speed limit and the posted traffic signs.**

- **Ride bikes at your own risk.**
- Anyone under the age of **16** is required to wear a safety **helmet.**
- Bike riding is not permitted after dark **unless the bike has properly fitted and working front 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.
- Bikes are not permitted in the bathhouses, laundry rooms or in any building.
- **Motorized bicycles may be operated by licensed drivers, only, and must obey 10 mph speed limit and all posted traffic signs.**
- No use of jump ramps, or any jumping devices.
- **All bicyclists must obey the 10-mph speed limit and all posted traffic signs.**

## **Skateboards, Stand-Up Scooters, Hoverboards and Other Such Recreational Devices**

In Maryland, it is illegal for any person under the age of 16 to ride a bicycle on public property without wearing a properly fitted bicycle helmet. This law applies to roads, trails, and sidewalks **and extends to those riding skateboards, scooters, in-line skates and hoverboards as well. Parents, please make sure your children are following safe practices and obeying the 10 MPH speed limit and the posted traffic signs.**

- **Ride skateboards, stand-up scooters, hoverboards and other such recreational devices at your own risk.**
- Anyone under the age of **16** is required to wear a safety **helmet**.
- Motorized vehicles have priority on the roadway of WHP. Skateboards, stand-up scooters, hoverboards and other such recreational devices shall move to the side of the road while the vehicle passes.
- Riding skateboards, stand-up scooters, hoverboards and other such recreational devices is permitted only on the roads of the community.
- No riding on walkways/pool area/clubhouse area/basketball court/bathhouse areas/front gate/back gate/office area or in any building.
- No riding in bathhouses or laundry rooms.
- No riding past the boat ramp at the Marina Area.
- No riding in the pool area.
- No use of jump ramps, or any jumping devices.
- No riding after dark.
- **Everyone** riding skateboards, stand-up scooters, hoverboards and other such recreational devices **must obey the 10-mph speed limit and all posted traffic signs.**

## **Pool Rules**

- Everyone in the pool area must 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 and/or a violation fine. One general warning will be given and will serve as the one warning for all pool violations.
- Attending lifeguard(s), WHP office staff and security guards have the authority to evict violators from the pool area.

- If a noticeable dispute occurs at the pool area, all parties involved (homeowners, their families and guests) will be asked to leave the pool for the day. If they do not leave, the WHP office and police will be called and fines will be issued to the homeowners associated with those involved.
- Everyone in the pool area must have a WHP pool tag (including guests).
- No glass containers or chewing gum permitted in the pool area.
- No smoking or vaping of any type or manner in the pool area.
- No diving in any area of the pool.
- No children under age 15 are permitted unless accompanied by an adult.
- Any child who cannot swim shall be within arm's reach of a parent or guardian.
- No running, pushing or foul language in pool area.
- Ball playing shall be permitted at the discretion of the attending lifeguard.
- Children who are still in diapers must 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 food must be kept a minimum of three (3) feet away from the pool's edges – to be clear, no eating while in the pool or sitting on the edge of the pool.
- No bicycles, scooters, skateboards or any other recreation vehicle or riding toy with wheels are permitted in the pool area.
- Please be courteous and clean up after yourself, your family and your guests.

### **Pool Rules (Day After Labor Day Until Closing)**

- All Normal Pool Rules Noted Above Remain in Full Force and Effect
- **No Lifeguard On Duty – Swim at Your Own Risk**
- **No one under the age of 16 is permitted in the pool area without an adult – NO EXCEPTIONS**

### **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. **Please Note: ECC fines are up to \$1,000.00, but not less than \$200, and are subject to multiply if violation is not corrected as instructed.**
- 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 garden torches, shall be permitted on any lot except within the confines of a cooking device and/or a propane fire table/bowl/pit approved by the ECC.
- Propane fire tables are permitted but Homeowners must submit an ECC application and strictly follow the associated rules and regulations, guidelines and restrictions.
- 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. If a lot/unit has been determined to be a hazard to health and/or safety to the community and the Homeowner has been notified and not corrected the hazardous issue(s), WHP reserves the right to hire contractors to correct the hazardous issue(s) and bill the Homeowner for the associated costs. The Homeowner will also be subject to the ECC fines noted above.
- 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.

- Homeowners must keep all personal property and home improvements within the property boundaries of their lot and off common ground.

### **Propane Fire Tables**

Propane fire tables are the only type of fire table permitted in WHP – NO wood, charcoal, or other material/accelerant burning fire tables are permitted at WHP.

**ECC approval is required for ALL propane fire tables** and Homeowner must strictly follow the associated guidelines and restrictions.

Propane fire tables may not be used under unenclosed detached accessory buildings (“gazebos”).

### **Safety Measures Relating to Fire Tables and Outdoor Cooking Devices**

- Propane fire tables and outdoor cooking devices may not be used under unenclosed detached accessory buildings (“gazebos”).
- Fire tables and outdoor cooking devices must be placed at least three feet away from any structure when in use;
- Homeowners must follow manufacturer's instructions/guidelines related to fire tables and outdoor cooking devices;
- Homeowners must properly maintain fire tables and outdoor cooking devices;
- Fire tables and outdoor cooking devices may never be left unattended;
- Charcoal must be properly extinguished after using outdoor cooking devices;
- Homeowners must keep a fire suppressant device such as a fire blanket, fire extinguisher or a garden hose hooked up to a properly working water source nearby for emergencies when using fire tables and/or outdoor cooking devices; and
- Homeowners are strongly advised to place fire retardant mats under fire tables and outdoor cooking devices when using them on wooden decks. Fire retardant mats are available at Home Depot, Lowe’s and Amazon.

### **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/provide 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 the loss of rental privileges.**

- **The only type of rentals allowed at White Horse Park is Short-Term Rentals. NO EXCEPTIONS.**
- Homeowners are not permitted to rent to, or allow tenancy to, any party occupying a unit for more than twenty-eight (28) days within any consecutive sixty (60) day period. **NO EXCEPTIONS.**
- Only Homeowners in good standing may rent their unit. Any Homeowner who has an outstanding balance with WHP that is thirty (30) days old, or older; who has pending violations; and/or who has any unpaid fine(s) **may not** rent their unit. **NO EXCEPTIONS.**
- 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) every year.
- Any Homeowner choosing to rent their unit must 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 (how many people can stay in the unit at one time).
- 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, jet skis and/or golf carts 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.
- Owners must return all pool passes and gate cards to the office prior to settlement. WHP staff will issue pool passes and gate cards to the new owner(s) after settlement.

**Marina** (also see "Marina Rules" and "Boat Yard Rules" posted on the WHP website and in each area – the Marina and the Boat Yard)

- 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, skateboards, stand-up scooters, hoverboards and other such recreational devices allowed past the bike rack.
- No golf carts allowed past the bike rack – golf carts must be parked in the Marina parking lot.
- 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 must 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 fine will be assessed (the fine will be the same amount of the registration/sticker fee, and is subject to change). Additional violations will be assessed on the 1<sup>st</sup> 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 fine will be assessed (the fine will be the same amount of the registration/sticker fee, and is subject to change). Additional violations will be assessed on the 1<sup>st</sup> 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 1<sup>st</sup>.