

White Horse Park
Rental Rules and Regulations
Updated 2026

Any violation of the above rental rules and regulations may result in a fine. Continuation of the violation may result in additional and increasing fines until the violation is corrected and/or being reported to Worcester County and loss of rental privileges for no less than one (1) year. Lot owners will be held responsible for violations of WHP Rules & Regulations committed by renters using their unit(s).

Damage caused by Renters may result in a fine in addition to an assessment for the cost of repair(s) and may result in the loss of rental privileges.

In accordance with WHP Rules & Regulations, first violation fines for rental of units may be up to \$500.

DEFINITIONS:

- ❖ WHP = White Horse Park, Park Manager, and/or Park Office Staff
- ❖ Homeowner = Person(s) whose name(s) appear on the deed to a White Horse Park property/lot
- ❖ Immediate Family Member = Parents, children, siblings, of an OWNER
- ❖ RENTER = Person(s) who do not own property but reside in WHP for any period of time
- ❖ Homeowners in Good Standing = Owners who do not have an outstanding balance with WHP that is thirty (30) days old, or older; Owners who do not have pending violations; and/or Owners who do not have any unpaid fine(s).

Rules in General:

- ❖ **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. 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.

By signing below, I understand and agree I will abide by all Rental Rules & Regulations.

All WHP owners must sign this agreement before renting their WHP unit(s).

Name _____

Lot # _____

Signature _____

Date _____