

WHITE HORSE PARK COMMUNITY ASSOCIATION INC. ECC GUIDELINES

May 2012

Revised: March 2015, *April 27, 2018*

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:

All Items Below Must Have 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

Requires County Permit

Maximum size – 10' x 8'

Shed should match the unit color and trim

Shed placement is not subject to rear or side setbacks

Shed must be placed within property lines and NOT on White Horse Park common ground

Patios/Exposed Concrete/Asphalt Driveways or any Impervious Surface

Maximum size is to be determined by Worcester County based on your lot size, location in the park and the amount of existing impervious surface. County requirements for above improvements as well as decks have changed. Most of WHP is located within the Atlantic Coastal Bays Critical Area. Patios/Decks and in some cases driveways in excess of 250 square feet may require plantings of various trees and shrubs and posting of a bond to guarantee the plantings. ECC may require a drainage plan for impervious surface over 250 square feet. ECC form, Waiver and Permit required in most cases. Waivers must be signed by owners and may be obtained in the office. WHP Staff or WHP Board of Directors cannot advise as to the need for a permit. You must contact Worcester County for that information and inform office of date and outcome of conversation with County.

Ground Level Decks

Cannot put a permanent-type cover over a ground level deck

Maximum height is 8"

Maximum height of handrail is 42" and capped on top and color must conform to White Horse Park standards. Picket fencing will no longer be permitted.

Does not need to meet side or rear setbacks

Front set back 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

- Tree must be cut as close to ground level as possible
- Stump must be ground to below ground level

Temporary Sun Shelter

- 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
- Declaration 3:1, Page 37 Environmental Control Zoning Reg. 1-312(9)

Fencing

- There will be no fencing allowed in WHP per following Declaration:
Declaration IV Campsite Use Restriction (f) All lots shall be kept free and open and no fences, ledges, or walls shall be permitted thereon.
- Picket fencing will no longer be permitted.

Ornamental/Decorative/Cosmetic Enhancement

- 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.

Borders

- All units and sheds must have a border to prevent the lawn service from damaging skirting or shed while weed whacking. Lawn service is NOT responsible for any damage.
- Any loose material, gravel or shells, must have a border around the material. This will keep the material from "bleeding" into the grass, which makes it difficult for the grass cutters to do their job.
- Maximum height of a border is 18".

ECC committee will be conducting inspections beginning June 1. Please carefully review the ECC checklist for items that need to be addressed before June 1. A violation letter will be sent if any issues are found and you will have 30 days to make corrections. A follow up inspection will be conducted 30 days after your notice. If correction(s) have not been made by the 30 day deadline, a \$100 fine will be imposed.

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.

Written plans and drawings are required including size of lot, unit, color of improvement i.e.; unit, shed, roof, etc.

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.

Per WHP Rules and Regulations dated May 16, 2015: If an owner does not obtain prior ECC approval the owner shall be charged a one-time fine, of up to \$1,000.00, whether the work is approved or disapproved after the fact. The BOD will determine the amount of the fine based upon the type of work done without approval.

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

2018 Committee
Barbara Price - Chair
Craig Small
Susan Waskey
Ken Williams
4/27/2018