



WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.
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November 15, 2018

Harold L Higgins
Chief Administrative Officer
Office of the County Commissioners
One W. Market Street, Room 1103
Snow Hill, MD 21863

Re: Follow-up Year Round Residency Issue

Dear Mr. Higgins,

Thank you for your letter dated November 7, 2018. The White Horse Park Board of Directors appreciates the cooperation of the County regarding this matter. White Horse Park is taking steps to enforce the prohibition of year round occupancy. Starting October 1, 2018 our Park Manager and security guards have been monitoring and recording which homes are occupied every day. We will perform this monitoring and recording of occupancy from October 1 to April 1 of the following year every year. During this first period from October 1, 2018 to April 1, 2019, owners of homes that are occupied for more than 30 consecutive days or more than a total of 60 days, will receive a warning letter

Progress has already been made. Since June 30, 2018, four homes of full time residents have been sold and five full time renters have moved out. Also as of November 12, 2018 seven full time homes are for sale. Other owners have made plans to relocate during the winter months and stay in compliance with the County ordinance. I have attached a spreadsheet showing the status of the full time homes. This includes whether they have violated the occupancy rule as of October 31, 2018. Seven of the 106 lots that were in the County list and had sent surveys to the County were owners who are not presently full time residents. This can be seen by the fact that they have not occupied their homes on a full time basis this year. These seven homes are not included on our spreadsheet. As of October 31, 2018 only 62 homes were in violation of the year round residency ordinance.

There are concerns about the community being very sparsely occupied during the winter months. The White Horse Park Board of Directors would like to request an exemption for one lot for the purpose of safety and security during the winter months. The Board of Directors would assign one lot that could be occupied on a full time basis. This would be the home of our Park Manager or someone else assigned to the role of watching over the community. The Board of Directors assumes this would be acceptable.

Sincerely,


Brian Fenstermacher

President, Board of Directors
White Horse Park Community Association