

Rental Rules and Regulation
White Horse Park Community Association
Established and Made Effective February, 2023

These rules for rentals have been established to protect the Park, WHP Homeowners and the owners of the rental units and allow 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 NOT being able to rent their WHP unit at all.**

- Any Homeowner who is more than thirty (30) days late on any payment due to WHP **may not** rent their unit. If a Homeowner's WHP account is more than thirty (30) days late, and they have rented their unit, their renter will NOT be allowed to check in, and will NOT be allowed to enter the community until the Homeowner's account is paid in full.
- 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).
- Any Homeowner choosing to rent their unit will 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.

- 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 and/or jet skis 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.