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21863-1195

January 3, 2017

Pat Heath, President, Board of Directors,
White Horse Park Community Association
Ted Gajewski, Property Manager,
White Horse Park
11647 Beauchamp Road #1
Berlin, Maryland 21811

RE: Complaint Regarding Year-Round Occupancy at White Horse Park

Dear Ms. Heath and Mr. Gajewski:

The Worcester County Commissioners recently received correspondence from a concerned property owner in your campground subdivision. The complainant states that when purchasing the property, they were advised that year-round occupancy of the park was prohibited and they were given a copy of the declarations and restrictions stating that units shall only be occupied on a seasonal basis and prohibiting the occupancy of any unit in the park for more than ninety consecutive days in any one hundred and eight day period. This language is different from County law, which states the following:

“Units or sites in a campground subdivision shall be occupied only on a seasonal basis and shall not be occupied as a place of primary residence or domicile. Between September 30 of each year and April 1 of the succeeding year, units or sites shall not be occupied for more than thirty consecutive days or an aggregate of sixty days. Any condominium declaration or declaration of restrictions of a homeowners’ association shall include language providing for such limited occupancy.”

Allegedly, there are now property owners who are occupying units on a year-round basis. It has also been alleged that when questions concerning the occupancy restrictions are brought to the Board of Directors, the property owners are advised by the Board they may do as they like with their units.

I am sure you are well aware of the declarations and restrictions for your community as well as the requirements of County law with respect to year-round occupancy. I certainly hope that advice contrary to these restrictions is not being disseminated by the Board or park management. In order for the law to be equitably enforced for all property owners in the park it is essential that we work together to ensure that the requirements are upheld. As such, I am asking for your cooperation in disseminating the proper information to the property owners and

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renters in the park so that any situation can be addressed on a voluntary basis so as to avoid the County being placed in a position to enforce the provisions through civil penalties or future legislative action.

Thank you for your kind consideration of this matter. If you have questions or need any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Harold L. Higgins". The signature is fluid and cursive, with a large initial "H" and a long, sweeping tail.

Harold L. Higgins
Chief Administrative Officer

cc: County Commissioners
Maureen Howarth, County Attorney
Ed Tudor, Director of Development Review & Permitting