

White Horse Park Community Association

Article III Section 7

Violations and/or non-compliance of the Declarations of Restrictions and Covenants, By-Laws and WHP Rules and Regulations by any home owner, guest, or lessee may be subject to legal action by the Association. The home owner in violation and/or non-compliance will be responsible for any and all legal fees that may be incurred. The home owner is responsible for any guest or lessee in violation or non-compliance, and will be responsible for any legal actions taken and any legal fees.

Article VI Section 1. (d)

The Board of Directors shall:

Adopt and publish such rules and regulations relating to use of Association property, common area, and facilities, and the personal conduct of the members and the quest, and to establish penalties for the infraction thereof, and sanctions for non-compliance therewith, as it may deem responsibly necessary for the best interest of the Association and its members.

The Board of Directors has established fines and the following fine system.

Rules and Regulations Violations

Receipt of these rules and regulations shall be considered a warning and the first violation shall result in a fine unless otherwise noted. Violations that carry higher initial fine are also listed below.

- 1st violation a **\$50.00** fine
- Each additional violation for the same offense will **double**.

Cumulative fines will be placed on repeated violations of the same nature within one year.

By the 90th day, if the fine is not paid, the information will be sent to collections.

Dumpster Violation

The initial fine for this violation is \$100.00. Any individual caught dumping prohibited items will also be responsible for the removal and off-site disposal of these items. Trees and bushes must be cut down to a size no longer than 4 ft. in length.

Prohibited items: anything that can not fit into a dumpster without hanging above or out of the dumpster itself. No batteries and tires or anything restricted by waste management.

Boat Sticker Violation

All watercraft on WHP property shall display a current WHP sticker purchased by June 1. Effective June 2, a **\$100.00** fine will be assessed. Additional violations will be assessed on the 1st of each month until a current WHP sticker is purchased or the watercraft is removed.

Storage Trailer Space Renewal

Spaces must be paid for by June 1. Effective June 2, a **\$100.00** fine will be assessed. Additional violations will be assessed on the 1st of each month until the space is paid for or the storage trailer is removed. A WHP sticker must be purchased and displayed by June 1st.

ECC Violation

If a member does not obtain **prior** ECC approval the member 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.

WHITE HORSE PARK COMMUNITY ASSOCIATION RULES AND REGULATIONS

Revised 05/16/2015

The following rules and regulations apply to all lot owners, members of their household, their guests, tenants and tenant's guest while in White Horse Park. Fines may be levied by action of the Association for violation of these rules or regulations. Lot owners are responsible for their guests, tenants, and tenant's guests. Lot owners are responsible for payment of fines and repair costs resulting from vandalism or rule violations. Misuse or vandalism of any Association facilities maybe cause for suspension of WHP privileges for up to 30 days. **The Declaration of restrictions, covenants, easements dated February 25, 1983 are in addition to these rules and regulations.**

General

- White Horse Park Management and employees do not get involved in personal disputes. Management and employees shall continue to handle legitimate complaints involving the community.
- Criminal activities will not be tolerated within WHP and will be reported to the proper authorities.

Prohibited Behaviors

- **WHP shall be a drug free community.** No use, sale, or possession of illegal drugs will be tolerated. WHP will pursue all legal means to enforce this regulation.
- **Firearms-** NO hunting or shooting of firearms, pellet guns, air guns, slingshots or bow and arrows shall be permitted within the community.

Restricted Behaviors- (one warning will be given)

- **Public drunkenness** shall not be tolerated in the community.
- **Cursing and/or cussing** shall **not** be tolerated in the community. If a conversation containing cussing or cursing is heard by a third party, it is considered too loud, which is an Equal Opportunity and Treatment complaint. No obnoxious or offensive activities or nuisances shall be permitted on any lot. Please be courteous and aware of your surroundings.

Gates - (No warning given)

- Persons without an assigned gate card shall register (name, address, license plate number, date/time and lot visiting) with the guard/office, and if requested by the guard/office, a lot owner may be required to sign-in such visitors.
- Only one vehicle may pass through the gate each time it raises. The cost of repair to the gate caused by negligence or intentional conduct shall be paid by the person who caused damage in addition to the fine incurred.

WHITE HORSE PARK RULES AND REGULATIONS

Parking – (No warning given)

- **Utility trailers** and **RV's** shall not be parked on any lot. Homeowners are permitted to park the Utility Trailer or RV in the back of the Marina overflow area with a WHP trailer pass. This pass may be renewed up to 14 days per calendar year. (01 June to 31 May) Trailer pass shall be signed for at the office or guard house.
- **No parking** on the roadways. Overflow parking is available in the marina and pool areas and the side of bathhouse #1, not in front where the entrance door is located.
- Only **light duty trucks** shall be permitted to be parked on an owner's lot. (Light duty is classified as; (GVWR) ranges from 0–14,000 lb. (0–6350 kg). Examples are Dodge Dakota, F-250 to GMC Sierra 3500. The Hummer H1 is an example.
- All **medium duty trucks** and larger shall not be permitted to park on owners lot. No oversized vehicles shall be permitted on any lots; i.e.; Box Trucks or vehicles over 8 ft. in height. These vehicles shall park in the overflow area by the marina with the approval of the WHP Office.
- **Storage Trailer spaces** are available for home owners in the boat yard for \$100.00 per year (01 June to 31 May) on a first come first serve basis. All storage trailers must have a WHP sticker in the boat yard, and trailers must be kept in working condition.
- **No overnight parking** of watercraft or trailers is permitted on lots. Flushing or starting of watercraft is permitted at the marina and boat yard only.

Vehicles – (No warning given)

- Speed limit throughout the community is **10 MPH**.
- **Unlicensed vehicles** may NOT be kept on any lot, overflow parking area or any common ground (except boat trailers in the storage yard area) in the community. Any vehicle with an expired registration shall be considered "abandoned" and the Association shall have the vehicle removed to a local impound area at the lot owner's expense.
- Motorized golf carts, mini bikes, snowmobiles, trail bikes, all-terrain vehicles or scooters are NOT permitted in the community. Scooters and electric carts that are legal on Maryland roads are legal in the community, provided they are operated by a licensed Driver and have DMV TAGS or DMV sticker.

Mowing

- Vehicles should be removed from lots and common areas on mowing days if possible. The fine system will be initiated with one warning if the mowing company reports a vehicle that is repeatedly preventing the mowing of lots or common area.
- No structures are permitted on the property that might interfere with lawn cutting equipment. Lots with boundaries that are too high for a riding lawn mower to go over may not be cut.
- Weed whackers will not trim if there is not a border around skirting and ornaments, etc.
- WHP and Lawn Company shall not be responsible if a pebble or a stone goes through your skirting.

WHITE HORSE PARK RULES AND REGULATIONS

Pets

- No bathing of pets in the bathhouses.
- All lot owners shall clean up after their pet no matter how small or large the feces.
- Make every effort possible to keep your pet from peeing on flowers and vehicle tires.
- All lot owners/renters/guests who allow their pet to defecate on their property shall remove feces daily.

One warning given for the following:

- All pets shall be leashed and are not permitted to run at large.
- All pets shall be licensed and license tag attached.
- Pets are not permitted in the recreational area.

Trash

- Contractors shall not use WHP dumpster without prior arrangement and payment thru the WHP office.
- Dumpsters are for household trash and broken down boxes.
- No appliances, furniture or beds are to be left outside the dumpsters.
- Household trash shall not to be dumped in ANY bathhouse trashcans or deposited in or around any bathhouses or maintenance building, trash goes to the dumpster.
- Lot owners shall take furniture, beds, refrigerators, freezers, washers, and dryers to the Central Landfill (near Snow Hill) located at 7091 Central Site Road, Newark, MD. (410) 632-3177. Car and boat batteries can be taken to the Central Landfill at any time.

Recreation: - One general warning will be given, and serves as the one warning for all recreation violations

- Motorized vehicles have priority on WHP roadways. All recreational activity shall move to the side of the road while vehicle passes.
- A Recreation area is provided at the clubhouse and common ground adjacent to the clubhouse. Hours of operation for these areas are from 8am to 11pm.
- The recreation area shall close at 11pm, unless there is an authorized function approved by the office or BOD.
- Bikes, skateboards, or similar means of conveyance, are not permitted on or in any WHP building or equipment that is not specifically designed for such use.

Bicycles- One general warning will be given, and serve as the one warning for all bicycle violations

- Bike riding is at your own risk.
- All bicyclists under age of **12** are required to wear a bicycle safety **helmet**.
- Bike riding is not permitted after dark unless the bike has properly fitted front working bicycle light and tail reflector.
- Bike riding is not permitted between houses and lots of other owners.
- Bikes are not authorized past the boat ramp at the marina area. Bikes are to be parked at the bike rack.

WHITE HORSE PARK RULES AND REGULATIONS

Skateboarding – One general warning will be given, and serve as the one warning for all skateboarding violations

- Skateboard at your own risk.
- Motorized vehicles have priority on the road way of WHP, skateboarders shall move to the side of the road while the vehicle passes.
- Skateboarding is permitted only on the roads of the community.
- No skate boarding on walkways/pool area/clubhouse area/basketball court/at bath-house areas/front gate/back gate/office area or in any building or equipment that is not specifically designed for such use.
- No skate boarding past the boat ramp at the Marina Area.
- No use of jump ramps, or any jumping devices.
- No skate boarding after dark.

Pool Rules - One general warning will be given, and serve as the one warning for all pool violations

- Everyone in the pool area shall abide by all pool rules. Violation of pool rules may result in eviction from the pool area for the remainder of the day. Further violations by same person may result in permanent suspension from the pool for the season.
- Everyone in the pool area shall have a WHP pool tag.
- No children under age **13** are permitted unless accompanied by an adult.
- Any child who cannot swim shall be within arm's reach of a parent or guardian.
- No diving in any area of the pool.
- No chewing gum or glass containers permitted in pool area.
- Food is permitted in pool area at designated areas only.
- No running, pushing or foul language in pool area.
- No inner tubes or rafts permitted in pool area other than noodles and children's floats.
- Ball playing shall be permitted at the discretion of the attending lifeguard.
- All children who are still in diapers shall wear the type of diaper that is made specifically for swimming.
- No jean cutoffs allowed in pool.

Quiet Time is 11 p.m. to 8 a.m.

- After 9 p.m. children under age **13** are not permitted to wander the community without being in the company of an adult.

WHITE HORSE PARK RULES AND REGULATIONS

Lots

- ECC approval is required for ANY improvement or construction to be completed on the exterior of your unit or lot/property. See ECC guidelines for specific regulations.
- No fences are permitted anywhere on your lot.
- No lot/unit shall be used for business, professional or commercial purpose.
- All residents shall display their lot number on the front of the residence for easy identification by community and emergency personnel.
- No open fires of any kind shall be permitted on any lot except within the confines of a cooking device.
- All personal property placed on your lot shall be maintained in good condition and shall not be left standing on a lot between November 1st and March 1st of the following year.
- All lots/units shall be maintained in such a manner as to prevent them from becoming unsightly, unsanitary, or a hazard to health or safety.
- WHP and contractors are not responsible for homeowner's property that encroaches on common ground property.
- No tents may be erected or pitched on any lot and/or common ground.

Rental of Units

- An owner 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 the park will be issued to the owner of the property.
- A copy of the Park Rules and Regulations, Marina rules, and ECC Guidelines, shall be given to tenants in advance of occupancy. No excuse for violations of the rules will be accepted due to lack of knowledge of the rules.

Short term rental

A short term rental shall be considered any rental less than 3 weeks in WHP

- Renters shall register at the office during office hours.
- When office is closed, renters shall register at the guard house.

Long term rental

A long term rental shall be considered any rental over 3 week's term.

- Owner shall notify the office, by email or U.S. mail when renting their unit with the following:
 - Date of Occupancy of tenant
 - Name, Address, and Phone number of tenant.
 - Description of Car(s) and License plate number
 - An Emergency contact for the tenant
- Mailboxes are available to renters for a \$67.00 non-refundable fee.

WHITE HORSE PARK RULES AND REGULATIONS

Long term rentals continued:

- Owners shall notify the office by email or U.S. Mail within 15 days of when the tenant vacates the unit.
- All electric, water and HOA fees are the sole responsibility of the owner.

These rules for rentals have been established to protect the Park and the Owner of the rental units and allow the association knowledge of persons residing in the Park.

Selling of Units

- Owners who are selling their units shall notify the Office that they are selling/listing their unit.
- Owners must have all personal property, sheds, ornaments, decks, a/c heating units, propane tanks, etc. within the boundaries of their lot.

Marina (also see "Marina Rules" and "Boat Yard Rules" posted in each area)

- Children under age **13** shall be accompanied by an adult to be in the marina area.
- Marina is off-limits to persons age **17** and younger between the hours of 11pm to 5am.
- No trespassing on any watercraft in the marina or storage area.
- Crabbing with hand lines and fishing is permitted at gazebo only.
- Crab Pots are **not** permitted at the Marina.
- No pulling up of minnow traps in a slip area without the lot owner's permission.
- No bikes or skateboard allowed past the bike rack.
- No running on piers.
- Only lot owners and immediate family members (sons/daughters who are staying in the lot owners unit while at WHP) are permitted to bring watercraft into WHP and use the boat ramp.
- All watercraft shall have a current WHP sticker.
- Boat parking in the canal is limited to **1hr**.

White Horse Park
Board of Directors
05/16/2015