

White Horse Park Community Association, Inc

Press Release

The Board of Directors of White Horse Park Community Association is seeking to join Worcester County in stopping year-round occupancy in White Horse Park. On December 16, 2019, the Park's attorney, James W. Almand, filed a Motion to Intervene in the case filed by six lot owners last month in the Circuit Court for Worcester County. Those lot owners alleged that they and other owners should be permitted to live in the Park year-round despite the restrictive covenants and County law prohibiting year-round occupancy.

Mr. Almand said the Association wants the Park to remain as a seasonal recreational campground as the developer intended. "Everyone that owns a lot in the Park took title subject to very clear and specific recorded restrictions against year-round occupancy," Mr. Almand stated. "Therefore, each owner knew or should have known that White Horse Park could not be used as a person's primary and principal residence."

The Association wants the Circuit Court to rule that the restriction on year-round occupancy is valid and enforceable and to order the permanent or year-round occupants in the Park to cease using lots in the Park for primary and principal residency.

The acting president of the Park, Melissa Peters, said that the Board unanimously agrees that it has no choice in the matter. "As officers and directors, we have a fiduciary duty to enforce the recorded Declaration of Restrictions," Ms. Peters stated.

"Almost 80% of the 465 lot owners are in compliance with the recorded restrictions, and those lot owners do not want to incur the added expenses associated with turning White Horse Park into a year-round community," Ms. Peters added. "On recommendation of our attorney, the Board decided to join the pending case to resolve the matter as soon as possible and to end the turmoil in the Park over the issue."
