

WHITE HORSE PARK COMMUNITY ASSOCIATION INC.
ECC GUIDELINES
2020

Revised 3/21/15
Updated 5/24/15

Pursuant to the Declarations of White Horse Park dated January 16, 1983, Article VII, Environmental Control Committee, paragraph 7.4; the ECC Guidelines have been revised and updated as follows:

ALL APPLICATIONS MUST FIRST BE PRESENTED TO THE COUNTY TO SEE IF PERMITS ARE NEEDED.

All Items Below Must Have E.C.C. Application

Average Lot Size = 40' x 50'

Setbacks – (standing in street facing lot)

Front – 10', Back – 5', Left – 7', Right 3'

Easement exceptions must be approved by both parties and registered with the County. You must provide office with all copies.

Unit Requirements

Average Park Model – 400 square feet Average Florida Room – 10' x 35'

Maximum square footage of both units – 750 square feet

Maximum length – 35', Minimum length – 20'

Cottage – 34' x 22' – 748 square feet

Maximum Height – 17'

Sheds

Requires County Permit

Maximum size – 10' x 8'

Shed placement is not subject to rear or side setbacks

Shed must be placed within property line and NOT on White Horse Park's common ground

Shed should match the unit color and trim

Patios/Exposed Concrete/Asphalt Driveways or any Impervious Surface

Maximum size is to be determined by Worcester County based on your lot size, location in the park and the amount of existing impervious surface. **NOTE:** County requirements for above improvements as well as decks have changed. Most of WHP is located within the Atlantic Coastal Bays Critical Area. Patios/Decks and in some cases driveways in excess of 250 square feet may require plantings of various trees and shrubs and posting of a bond to guarantee the plantings. ECC form, Permit and Waiver required in most cases. WHP Staff or WHP Board of Directors can not advise as to the need for a permit. You must contact Worcester County for that information.

Ground Level Decks

Cannot put a permanent-type cover over a ground level deck

Maximum height is 8"

Maximum height of handrail is 42" and may be picket fence or capped on top and color must conform to White Horse Park standards.

Does not need to meet side or rear setbacks

Front set back waivers must be signed by owners and may be obtained in the office.

Landings

- Landings are located outside entrance – doors or sliders
- Maximum size – 4’ x 6’ (24 sq. ft) not computed into total square footage
- Not subject to setback requirements
- May be covered by an awning
- May have handrail 42” high that is capped on top
- May not be enclosed

Handicapped Ramps/Landings

- May extend into front or rear setbacks
- May be larger than 4’ x 6’ to accommodate wheelchair turn

Tree Removal

- Tree must be cut as close to ground level as possible
- Stump must be ground to below ground level

Temporary Sun Shelter

- Metal framed free-standing shelter must be anchored
- Must be canvas in nature
- Must be color coordinated or neutral tan
- Not to exceed 12’ x 12’
- Canvas tops must be removed in “off season”
- May not be used for overnight sleeping

Tents

- Not permitted on a subdivision
Declaration 3:1, Page 37 Environmental Control Zoning Reg. 1-312(9)

Fencing

- There will be no fencing allowed in WHP

Ornamental/Decorative/Cosmetic Enhancement

- Cannot exceed 6’ in height and 9’ in length
- Must be open or see-through such as lattice
- Must remain within the boundaries of the property
- Cannot connect from one structure to another
- May not be used to enclose a deck or patio
- May be used to hide propane tanks
- Color should conform to structure color and must meet ECC and White Horse Park standards.
- All units must have a border around the unit to prevent the grass cutters from damaging skirting.

The ECC Committee will enforce White Horse Park Committee Association Rules and Regulations violations dated 04/2017, updated 2018 Homeowners will receive notices of failure to comply and receive a proper time frame for corrections.

Any owner, who intends to construct or place an “improvement” on their lot, including any structure, must comply with Section VII of the Declarations of Restrictions of White Horse Park, which requires submission of an ECC application and receiving written approval of the application from the ECC committee.

Please note that these guidelines are in addition to any County permits that may be required. An owner may be required by Worcester County Code to make an application for a building permit from Worcester County Development, Review and Permitting.

ECC REMINDER – WHEN IN DOUBT, FILL IT OUT!!!

Property Manager-Ted Gajewski

Supersedes Aug. 2012
ECC Committee

2020 Committee:

- Susan Waskey
- Craig Small
- Tom Wycoff
- Bonnie Stevens