

# **LOT COMBINATION INFORMATION**

The following is the Combined Lot policy:

1. Combined lots must be adjoining lots. Each lot combined must share common borders of at least 30 feet. Each lot must be on the same side of the street. Lots that are back to back may also be combined as long as they meet the 30 foot minimum common border. Lots on opposite sides of a road or green area right-away may not be combined.
2. Maximum number of lots consolidated (combined) will be three (3) and all combined lots must have the official schedule "A" (lot covenants) attached.
3. One of the combined lots must be a fully assessed lot at all times. This lot would be the lot with the highest annual assessment rate.
4. A \$250.00 fee for Board-approved lot consolidations shall be due upon the commencement of the lot assessment abatement for each combined lot. If you combine two lots the fee is \$250, if you combine three lots the fee is \$500.
5. Abatement of lot assessments will be effective immediately upon approval by the Board.
6. If three lots are combined, one of the three lots must be kept vacant and natural. The other two lots will be treated as one lot for building purposes under the WLE building code. Combined square footage and improvements coverage by structures and impervious surface on the two improvable lots will be 20% of the combined lots square footage. Permissible structures of any type can only occupy two of the combined lots. Those lots must be adjacent to each other, with the dwelling on one or both of these lots.
7. The lots must be combined legally through Paupack Township and the lot plan must be recorded at the Wayne County Courthouse.
8. An improved lot is a lot that has a dwelling. A lot that is under a WLE building permit for a dwelling becomes an improved lot when the sewer and water laterals are hooked to the WLE POA mains, or three months subsequent to the issuance of the WLE building permit or commencement of building activity, whichever event comes first.
9. Only one of the combined lots will have voting rights.
10. Amenity badges will be issued only to the lot paying the full annual assessment fee.
11. Only one sewer and water line will be allowed for the combined lots.
12. Future special assessments will be charged only to the lot paying full fees. Any special assessments currently in place or put into place before a lot combination is completed will remain in place until fully paid.

It is important to understand that two (2) or three (3) lots may be combined. If two or three lots are combined, one lot, the base lot, will pay 100% of the annual assessment fee. If it is an improved lot, it would pay 100% of the annual improved lot assessment fee. If unimproved it would pay 100% of the annual unimproved lot assessment fee. The other one or two lots that were combined would be each charged 50% each of the unimproved lot assessment fee. The third lot must be kept in its natural state without improvement of any type.

## APPLICATION FOR JOINDER OF LOTS & ASSESSMENT ABATEMENT

1. Name, address and telephone number of all owners/applicant

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2. Identity of all Lots to be combined:

<u>Lot Number</u>	<u>Section Number</u>	<u>Recorded Plat Book/Page</u>	<u>Recorded Title instrument Book/Page</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. A copy of the recorded instrument of title (deed) for each lot is included herewith.

4. The administrative fee of \$250.00 is submitted herewith. \_\_\_\_\_

5. The lots will be officially joined or combined via the process of the governmental entities in jurisdiction. A copy of all lot consolidation plans and assessments thereto submitted to the governmental entity as part of the governmental application shall be furnished to WLEPOA within ten (10) days of their submission to the governmental entity. Final plans as approved by the governmental entity will be furnished to WLEPOA within ten (10) days of the official governmental approval.

6. All plans submitted to WLEPOA accurately depict and represent the lots and all its features and details including (without limitation) all building setbacks, easements, privileges, and appurtenances thereto, of any kind or extent, and any existing and proposed structures, buildings, or improvements.

7. If buildings, structures or lot improvements are proposed for any consolidated lot, they will be erected or placed as and where represented by the WLEPOA approved plans.

8. I will submit to WLEPOA an application and detailed plan of any structures, buildings, and other improvements proposed to be affixed, erected, or placed within each lot, which forms the consolidated parcels of land to existing features and details.

9. No easement, drainage ditches or facilities, or utility or public service lines or facilities shall be obstructed or interfered, without the consents in writing of the easement holders, or utility of public service providers and WLEPOA.

10. The lot owners, by their signatures or the signatures of their duly authorized representatives have reviewed and acknowledge and understand, accept, and agree to be bound by the terms of the policies and rules and regulations of WLEPOA, including the Resolution approved by its membership at the June 2016 annual membership meeting (attached hereto), which Resolution governs lot consolidations and assessment abatements therefore.

11. I will fully inform the successive owner; transferee of these lots about this Application.

I state and certify under oath that this application and the foregoing information and statements, and all documents and information submitted to WLEPOA as a part hereof or otherwise as required hereby, are true and correct.

Date:

Owner/Applicant Signatures:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

\_\_\_\_\_

**For WLEPOA Use**

**Submissions (if applicable):**

Initial Plans

Amendments

Unimproved lot consolidation plans:  
(w/o existing or proposed improvements/structures)

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\_\_\_\_\_

Improved lot consolidation plans:  
(existing or proposed improvements/structures)

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\_\_\_\_\_

Lots

% Reduction

**Assessment reduction for Lots**

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