

# Grand Lake Estates Property Owners Association

## Architectural Control Committee

### Request for Composite Building Site Approval

DATE: \_\_\_\_\_

Legal Description: GLE Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_

Lots MUST be adjacent / share at least one common boundary

Physical Address of Composite Building Site: \_\_\_\_\_

Property owner(s) name(s): \_\_\_\_\_

Phone: \_\_\_\_\_ 2<sup>nd</sup> phone: \_\_\_\_\_ Email: \_\_\_\_\_

**GLE Declarations Article III - USE RESTRICTIONS - Section 3.02. Composite Building Site:** Any owner of adjoining lots (or portions thereof), may, with prior written approval of the Architectural Control Committee, consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting site, in which case the side setback lines shall be measured from the resulting side property lines rather than from the center adjacent lot lines as indicated on the plat. Any such composite building site must have a frontage at the building setback line of not less than the minimum frontage of all lots in the same block. A combination of up to three (3) adjoining lots (or portions thereof) by one owner shall be considered one lot for purposes of the maintenance charge set forth in Article VI hereof. Provided, however, should said owner subsequently elect to sell any of the lots, said lot(s) shall be subject to payment of all prior year maintenance charges which were not collected as a result of combining said lots. In such case, the lot(s) so sold and the lot(s) remaining, either singularly or as a new composite building site, must conform to side setback lines as defined in Article III, Section 3.03. An owner of over three (3) lots will have to pay maintenance fee for all lots in excess of three (3) whether adjoining or not.

Billing Composite Building Sites as one lot will become effective the September following approval and is not pro-rated, nor retroactive.

**ACKNOWLEDGEMENT OF PAYMENT OF UNCOLLECTED MAINTENANCE FEES:** I understand that, upon sale of any of the lots included in this composite building site application, I owe payment of all prior year maintenance charges which were not collected while said lots were combined. *Initial:* \_\_\_\_\_

**ACKNOWLEDGEMENT OF MEMBERSHIP VOTING RIGHTS:** I understand that a composite building site is considered one (1) lot for purposes of maintenance charge and that, according to GLE Declarations – Article V – Section 5.01. Membership, “No Owner shall have more than one membership for each lot” in the Grand Lake Estates Property Owners Association. By combining up to three (3) lots, I am reducing the number of votes I am eligible to cast in GLE Association elections. *Initial:* \_\_\_\_\_

Property Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

GLE ACC Approval: \_\_\_\_\_, \_\_\_\_\_ Date: \_\_\_\_\_

After completing the Request for Composite Building Site Approval, please mail, fax or deliver it to the GLE POA community manager at: **2251 N Loop 336 W, Ste. C, Conroe, TX 77304**