

BIRCHWOOD LAKES LOT COMBINATION/IMPROVEMENT PROGRAM

Purpose –

The purpose of the Lot Combination/Improvement Program is to reduce the potential overall density of residences in Birchwood Lakes by encouraging property owners to formally combine lots into single parcels. It is also the purpose of this program to distribute lots owned by the Association for lot combination/improvement use.

Requirements –

1. Applicants must be a member in good standing of the Association.
2. Applicants must present to the Board a signed and recorded copy of the lot improvement plan pursuant to the appropriate sections of the Delaware Township Subdivision Ordinance and a copy of the newly recorded deed within 30 days.
3. Any number of lots may be joined together.
4. A non-refundable \$25.00 application/administration fee is payable with each application.

Assessments –

Applicants shall be entitled to a reduction in dues/assessments beginning with the year following approval of the lot combination/improvement by the Association, according to the following terms:

1. The assessment for a parcel combined/improved in the manner described herein shall be the full annual dues for the primary lot plus \$50.00 for additional lot.
2. Members who fail to pay the full balance on their account by

April 30 of any budget/fiscal year, will maintain their Lot Combination/Improvement (fees reduction) status, but will be charged the appropriate late fees and other charges as outlined in BLCA Rules, Regulations & Fines, including an additional \$50.00 surcharge per adjoining lot within the parcel.

Sale of Association Owned Lots –

Any member in good standing may apply to purchase an Association owned lot or lots for purposes of the lot combination/improvement program. All applications shall be presented to the full Board for consideration. Any applicant must be the present owner of an adjoining lot to qualify. Sale of Association owned lots shall be within the complete discretion of the Board and an affirmative vote of two-thirds of the Board will be required to convey a lot.

Any conveyance will be on the following basis:

1. The purchase price is \$500.00 per lot.
2. The purchaser shall assume all legal costs, including the cost of document preparation, as well as all recording fees and taxes.
3. The Association will issue a “quit claim” deed and make no warranties as to title, marketability or suitability.
4. Upon execution of an agreement of sale by the Association, the purchaser shall, at his or her own cost, prepare and present a lot improvement plan to Delaware Township for approval.
5. Closing of the sale of the lot or lots shall only occur upon presentation of an approved and recorded lot improvement plan.

Lot Use –

1. Lot improvement parcels shall only be used as one single family residential parcel; therefore no more than one single family residence may exist on the entire resulting parcel.
2. The cutting or clearing of all or any portion of the resulting parcel is subject to the control of the Board.
3. The maximum lot coverage of any resultant parcel shall be 3,000 square feet. Lot coverage shall be defined as in the Delaware Township Code.