

Wildwood Shores P.O.A.-ACC
3500 W. Davis #190
Conroe, TX 77304
kstone@imcmanagement.net

Wildwood Shores
P.O.A., Inc.

FORM: ACC- L1
WVVS POAACCUSEONLY

Lot Consolidation Application Non Refundable Review Fee

\$ 25

APPLICATION DATE: _____

Section: _____ Block: _____ Lot: _____

Lot Address: _____

Please attach the following documentation:

1. Proof of Recorded Affidavit of Lot Consolidation (Deed) from Walker County and Planning & Development
2. Proof of Tax Consolidation from the Walker County Appraisal District
3. Copy of survey or plat
4. Application for New Home Construction or Property Improvement if applying for permanent consolidation

Deferred Consolidation of Lots shall be subject to the following:

- (i) Only Lots which are adjacent to each other may be consolidated.
- (ii) Before Lots may be consolidated with the Association, the Lots shall first be consolidated with the Walker County Appraisal District; and proof of such consolidation shall be provided to the Association.
- (iii) The deferment of Assessments shall be transferrable so long as the Deferred CRL remains intact, and is sold and maintained as one lot.
- (iv) The Owner of a Deferred CRL may, at any time, make application to the Association to convert his Deferred CRL into a Permanent CRL, subject to the provisions below; and upon approval of the Permanent CRL, the deferred and accumulated assessments under the Deferred Consolidation shall be waived.

Permanent Consolidation of Lots shall be subject to the following:

- (i) Only Lots which are adjacent to each other may be consolidated.
- (ii) Before Lots may be consolidated with the Association, the Lots shall first be consolidated with the Walker County Appraisal District; and proof of such consolidation shall be provided to the Association.
- (iii) New home construction on Permanent CRL's shall cross the property line(s) of the adjoining Lots in the CRL.
- (iv) The addition of a garage or carport to a Permanent CRL shall contain a minimum of 200 square feet, shall be located across at least one (1) property line of an adjoining Lot and shall be either permanently connected to the residential structure or connected by a covered breezeway and concrete walkway not to exceed 25 feet in length.
- (v) The addition of a room or other add-on to the residential structure of a Permanent CRL shall contain a minimum of 100 square feet, shall be located across at least one (1) property line of an adjoining Lot and shall be either permanently connected to the residential structure or connected by a covered breezeway and concrete walkway not to exceed 25 feet in length.

SUBMITTED BY:

Application

Owner

Signature

Signature

COMMITTEE ACTION _____
(Date)

☐ APPROVED ☐ DISAPPROVED ☐ RETURNED ☐ CONDITIONALLY APPROVED ☐ DEFERRED

WVVS POAACCAUTHORIZED SIGNATURE _____

Date: _____

WILDWOOD SHORES
P.O.A. ACC
LOT CONSOLIDATION REQUEST
FEE SCHEDULE

FORM: ACC- L2

I/MJS POA ACC USE ONLY

Lot Consolidation Application Non Refundable Review Fee

\$ 25

APPLICATION DATE: 1 / 1 / 1

SEC:

BLOCK:

LOTS:

LOT

ADDRESS (If Applicable):

Please attach the following documentation:

1. Proof of Recorded Affidavit of Lot Consolidation (Deed) from Walker County and Planning & Development
2. Proof of Tax Consolidation from the Walker County Appraisal District
3. Copy of survey or plat
4. Application for New Home Construction or Property Improvement if applicable.

By signing below, I certify my understanding that this is lot consolidation is for ACC purposes only does not consolidation for assessment or voting purposes.

SUBMITTED BY:

APPLICANT

SIGNATURE

OWNER

SIGNATURE

