

**REQUEST FOR CONSOLIDATION OF LOTS**

Date: \_\_\_\_\_

TO THE BOARD OF DIRECTORS, ROMEROCK ASSOCIATION, INC:

I/WE, \_\_\_\_\_, property owner(s) at RomeRock Association, request the Board accept the consolidation of lots:

All Off-lake lots (limit of four):

# \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_

On/Off Lake combination (limit of three):

# \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

For the purpose of establishing the manner by which Dues and/or Assessments will be charge, as set down in Resolution R1-999, a copy of which I have received and read.

For the purpose of building a house you will need to fulfill the requirements of the highest classification. ('A' being the lowest and 'C' being the highest) \_\_\_\_\_.  
Initial

For purposes of the annual billing (a lakefront lot consolidated to an off-lake lot) the higher charge applies.

\_\_\_\_\_  
Initial

WHEN THE LOTS ARE CONSOLIDATED, THERE WILL BE AN ANNUAL CHARGE OF \$60 ON EACH LOT. \_\_\_\_\_

Initial  
ALL BUT ONE ROAD ASSESSMENT WILL BE CHARGED (IF THERE IS A HOUSE ON ONE OF THE LOTS-ALL ROAD ASSESSMENTS WILL BE AT THE HOUSE AMOUNT) \_\_\_\_\_  
Initial

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**City, State, Zip**

.....  
**FOR OFFICE USE ONLY:**

DUES, FEES, AND ASSESSMENTS CURRENT? \_\_\_\_\_

COPY OF RECORDED RECEIVED? \_\_\_\_\_

DATE OF BOARD ACCEPTANCE: \_\_\_\_\_

## Procedures for Lot Consolidation

1. You must a member in good standing to apply for a consolidation with all dues, fees, assessments and other charges paid in full and membership paperwork on file to be eligible to apply for lot consolidations.
2. YOU WILL NEED TO HAVE THE DEED CHANGED. All the lots will end up on one deed. Included in this change is the following paragraph that needs to be in the deed:

‘This deed is being recorded for the express purpose of imposing the following use restriction on the foregoing lots numbered \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_: in consideration of certain concessions and considerations, afforded grantor(s), by the RomeRock Association, through the operation of its Amended Resolution R1-284, the grantor(s) hereby restrict(s) the use of the subject lots so that a total of one and only one single family residence may be built on the lots as combined. This restriction means one house for the combined lots, not one for each lot. This also shall prohibit the splitting or subdividing of the newly created lot without the written consent of the Board of Directors. The restrictions and conditions contained therein are binding upon all parties, including heirs, successors and assigns. It is specifically agreed that the Board of Directors of the RomeRock Association shall have the right to enforce this restriction and that this restriction shall remain in effect until the last day of December in the year 2050’

3. When you get the newly recorded deed back, bring a copy of it along with the ‘Request for Consolidation of Lot’ form to the office. It will then go to the Board of Directors for approval.
4. Billing:
  - a. You will be billed \$60 annual charge on each lot.
  - b. You will be billed one less road assessment:
    1. If you are consolidating 3 parcels and there is a house on any one of the parcels you will be charged for two (2) road assessments at the house rate.
    2. If you are consolidating 4 parcels and there is a house on any one of the parcels you will be charged for three (3) road assessments at the house rate.
    3. If you are consolidating 3 parcels with no house you will be charged for two (2) road assessments at the lot rate.
    4. If you are consolidating 4 parcels with no house you will be charged for three (3) road assessments at the lot rate.
  - c. One of each per member assessment.

## RESOLUTION R1-999

A RESOLUTION AMENDING RESOLUTION NO. R2-193 FORMULATING AND REVISING POLICIES BY WHICH CONSOLIDATION OF LOTS SHALL BE APPROVED.

WHEREAS, the Board of Directors of RomeRock Association has adopted Amended Resolution 1-284 formulating policies relative to the consolidation of lots; and

WHEREAS, the Board of Directors of RomeRock Association adopted Resolution 1-1187 amending Amended Resolution 1-284; and

WHEREAS, the Board of Directors of RomeRock Association adopted Resolution R2-193 amending Resolution 1-1187; and

WHEREAS, the Board of Directors has determined that it would be in the best interest of RomeRock Association and its members to update and revise the policies for the consolidation of lots and to increase the number of lots that can be consolidated; and

NOW, THEREFORE, BE IT RESOLVED that Resolution R2-193 is hereby amended to read as follows:

1. The property owner requesting consolidation shall be a member in good standing with all dues, fees, assessments and other charges paid in full in order to be eligible for the benefits thereof.
2. A written request stating the property owner's name, address and lots to be consolidated shall be delivered to the Association office.
3. The Board of Directors may approve the consolidation of adjoining lots subject to the conditions and restrictions hereinafter set forth:
  - (A) No property owner/member shall be granted more than one consolidation of lots. All persons owning property jointly, as husband and wife or otherwise, shall constitute one and the same property owner/member for the purpose of considering applications for the consolidation of lots, and, accordingly, any such persons shall not be granted more than one consolidation of lots between or among them.
  - (B) No more than four (4) lots may be consolidated if all the lots to be consolidated are off-lake lots. An 'off-lake lot' is any lot of which no portion of its boundaries abut or border on Lake Roaming Rock.
  - (C) All lots to be consolidated must be contiguous and adjoining.
  - (D) No more than three (3) lots may be consolidated if any one or more of the lots to be consolidated is a lakefront lot. A 'lakefront lot' is any lot of which any portion of its boundaries abut or border on Lake Roaming Rock.
  - (E) The consolidation of lots shall not affect or reduce the amount of the annual dues levied with respect to such lots.
  - (F) The consolidation of lots shall not affect or reduce the amount of the assessments levied on a per-lot basis with respect to such lots, except that the Board of Directors may waive no more than a total of one (1) such assessment.
  - (G) The consolidation of lots shall not affect or reduce the amount of the assessments levied on a per-member basis with respect to such lots.
  - (H) Where lots of different classification are consolidated, e.g. A, B, and C lots as identified on the recorded Plat(s) of the Roaming Rock Shores Subdivision, the Board of Directors shall reserve the

right to designate that all such lots consolidated shall be of the same classification for the purposes of applying and enforcing building regulations, restrictions and covenants.

- (I) No more than one (1) single family dwelling shall be constructed or located on the lots as consolidated.
  - (J) The Board of Directors may restrict or prohibit the construction, erection or location of any dwelling or other structure across lines as they exist prior to the consolidation.
  - (K) Such other conditions and restrictions as the Board of Directors deems reasonable and appropriate.
4. A deed shall be prepared and recorded to subject the consolidated lots to all applicable conditions and restrictions as imposed by the Board of Directors pursuant to this Resolution, which deed shall be in form and substance approved by the Association and/or its legal counsel. Said deed shall create a single lot from the lots so consolidated and shall prohibit the splitting or subdividing of the newly created lot without the written consent of the Board of Directors, and shall provide that all restrictions and conditions contained therein are binding upon all parties, including heirs, successors and assigns. The Association shall be granted the right to enforce all conditions and restrictions set forth in the deed until at least the last day of December, 2050.
5. All lots consolidated prior to the adoption of this Resolution shall be billed in accordance with the policy in effect at the time said lots were consolidated.