

ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE

POLICY AND PROCEDURE

APPLICATION TO COMBINE LOTS

Applications to combine lots shall be received in the P.O.A. office by March 31st to qualify for payment of one general assessment.

***A maximum of four (4) contiguous lots may be combined, except fewer lots will be allowed where the combined acreage exceeds six (6) acres. ***

To combine lots in the residential areas prior to new construction, an approved building permit is required from the Architectural and Environmental Control Committee by March 31st of anticipated construction year and substantial progress shall be completed prior to January 1st of the following year.

To combine lots in the permanent camping areas an approved septic system is required by December 31st of the application year.

Should the conditions for combining lots not be satisfied by December 31st of the year the application is requested, assessments for each lot must be paid for that year.

Revised by A & E Committee 5/7/04

Adopted by Board 5/15/2004

VOYAGER VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
APPLICATION TO COMBINE LOTS

Pursuant to Article V, Section 9, of the "Declaration of Covenants and Restrictions for Voyager Village Sub-division and Additions Thereto, Burnett County, State of Wisconsin", the undersigned hereby petitions the Architectural and Environmental Control Committee for permission to depart from the setback requirements along the internal lot lines of the following described physically contiguous lots:

Sub-division

Lot Numbers (House Lot # _____)

In consideration for the Architectural and Environmental Control Committee granting permission to combine two or more physically contiguous lots, the undersigned applicant hereby acknowledges and agrees to be bound by the following terms and conditions:

1. Before two or more physically contiguous lots will be treated in all respects as a single lot for the purposes of applying the above-referenced Declaration, the property owner must first construct a residence on one or more of the physically contiguous lots (except in a perpetual camping area.)

2. PERPETUAL CAMPING AREA – Installation of an approved septic system

DATE INSTALLED: _____

3. Upon completion of the foregoing, the lots constituting the consolidated site shall be treated in all other respects as a single lot for the purpose of applying the above referenced Declaration, with one assessment due and owing for the consolidated site for the following fiscal year and only one vote accruing at any subsequent Voyager Village Property Owners Association, Inc. membership meeting.

4. The undersigned hereby acknowledges that pursuant to Article V, Section 9, of the above referenced Declaration, no lot shall be divided or re-divided, which shall also apply to the consolidated site being treated as a single lot for the purpose of applying the terms and conditions of the Declaration. Furthermore, the undersigned acknowledges that any attempt to divide or re-divide the consolidated site to the original platted lots will result in all previous lot assessments waived as a result of consolidation becoming due and owing immediately, together with interest accruing thereon at the rate of 12% per annum from the assessment due dates.

5. Terms, conditions, warranties and representations contained therein shall be binding upon the undersigned, their heirs, successors and assigns. The terms and conditions set forth herein and the subsequent permission of the Architectural and Environmental Control Committee to consolidate the undersigned physically contiguous lots may be modified only in writing, upon mutual agreement of the parties.

Dated this _____ day of _____, 20_____ by

Member's Signature

Address

Print Name

Dated this _____ day of _____, 20_____ by

Architectural and Environmental Control Committee