

**Red Oak Ranch
Composite Building Site Application**

The Declaration of Covenants, Conditions and Restrictions for Red Oak Ranch (Deed Restrictions) states:

Section 3.02 Composite Building Site: Any Owner of one or more adjoining Lots (or portions thereof) may, with the 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 set-back 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.

The Red Oak Ranch Property Owners Association (RORPOA) procedures for implementation of this provision of the Deed Restrictions are as follows:

1. Approval/Implications:

- a. Approval, if granted by the RORPOA via their Architectural Control Committee entitles the Composite Building Site (CBS) to be considered as one Lot for the payment of the RORPOA annual maintenance charge (i.e. annual assessment dues). The CBS becomes effective as of the date of the RORPOA approval specified on page 3 of this application. Assessment dues associated with the CBS become effective with the collection of the initial annual maintenance charge following CBS approval.
- b. For RORPOA matters requiring member voting, a property owner with an approved CBS is entitled one vote. The exception would be a voting matter that results in the collection of a special assessment from all lots in which case one vote per lot would apply.

2. Application Requirements: For a CBS application to be processed, the following criteria must be met:

- a. The property owner must have completed the construction of his/her home and be a resident of ROR;
- b. Only a single property owner holding title to the principal Lot (i.e. the Lot with the completed home) and its adjoining Lots may apply;
- c. The property owner must be in good standing with respect to the payment of ROR annual maintenance charges and Deed Restriction compliance at the time of application;

3. Initial and Continuing Requirements:

- a. Section 3.01 Single Family Residential Construction of the ROR Deed Restrictions which limits and allows one dwelling unit to be used for residential purposes and one guest/servants house per building site, applies to the CBS;
 - b. The set-back lines and frontage as specified in Section 3.02 Composite Building Site of the ROR deed restrictions apply to the CBS;
 - c. If sold the building site must be sold as one Lot (i.e. all Lots constituting the CBS must remain consolidated and be sold together) unless a written request is made for the CBS to be rescinded. The provisions set out in item 4 below will apply to any request for rescinding the CBS.
- 4. Rescinding CBS:** Once a CBS is in effect, failure to maintain all the requirements in Paragraph 3 above or if a written request is received by the RORPOA to rescind the CBS, the following provisions will be implemented:
- a. Beginning with the initial annual maintenance charge following CBS approval, all assessment dues including interest not collected for each adjoining Lot during the period the CBS was in effect will be paid to the RORPOA. Assessment dues interest will be calculated from each assessment due date at a rate of 18% per annum (or 1.5% per month).
 - b. As was applicable prior to the institution of the CBS, each adjoining Lot included in the CBS will once again be treated as an individual Lot with its own building site and annual maintenance charge. All existing and future improvements on each such Lot must meet the building setback lines as indicated on the Plat.

Applicant Acknowledgement and Agreement:

I understand and accept the provisions and obligations documented above for a Composite Building Site, including my obligation, as specified in item 4 above, in the event that the CBS is rescinded or the CBS criteria are not maintained. I request that my principal Lot (Section ___/Block ___/Lot ___) and its adjoining Lot(s) noted below, all of which I have ownership and title, be approved as a CBS:

Adjoining Lot 1: Section ___/Block ___/Lot___

Adjoining Lot 2: Section ___/Block ___/Lot___ [if applicable]

Property Owner Name (Printed)

Property Owner Name (Signature)

Date

RORPOA Action:

___ Approve

___ Deny/Reason: _____

Signature

Date

Title