

**Wolf Laurel Road Maintenance and Security Homeowner's Association, Inc.
Policies and Procedures**

Combination of Lots

This policy pertains only to the property in the Wolf Laurel community and is in no way affected by what a lot owner desires regarding county tax records.

Lots may be combined only under the following circumstances:

1. Lot combination is allowed without additional assessments (a) when the lot in question will not perk and the lot owner owns the adjacent lot, or (b) the lot in question has an existing septic system that has failed and must use the adjacent lot to construct a new drain field.
2. The lot owner must make this request in writing to the Board and provide a County Health Department report and/or Soil Engineer's appraisal acceptable to the Board establishing inability to perk or failure of an existing septic system.
3. No more than two lots can be combined under this policy.
4. The lot owner must agree in writing that the owner will have completed residential construction within two years. If not completed within the two year period, the lots involved will be separated for assessment purposes.
5. In the event that unusual and/or exceptional circumstances arise that have not been considered in this policy, the Board, upon written application, may consider the combining of lots together for reasons other than the ones set forth above in paragraph 1. Consideration may be given if the lots follow the Board's guidelines and if they fall within the general purposes of Roads and Security as set forth in the Protective Covenants, Restrictions and Reservations governing all property owners in the Wolf Laurel community.

Adopted by the Board of Directors on May 11, 2010; previous version adopted in June 19, 2008.