

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

Combination of Lots

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

Lots may only be combined for a single assessment under the following circumstances:

1. Lot combination is allowed without additional assessments when the lot owner owns an adjacent lot, and when either (a) the lot in question will not sustain a viable septic system, 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 (a) the inability of the lot to perk and that the lot will sustain neither a conventional nor an approved alternative septic system, or (b) that the lot on which the existing and failing septic system is located is unable to support a required new drain field.
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 June 19, 2008. Amended May 11, 2010 and February 19, 2021.