

#5

COMPOSITE BUILDING SITE

THE SHORES ON RICHLAND CHAMBERS LAKE

Submit 2 PRINTED COPIES of:

- This request form
- Site survey documents, with the requested changes indicated on the site plan

The relevant paragraph in The Shores Declaration of Covenants, Conditions, and Restrictions (CC&Rs) states:

“Section 3.02. Composite Building Site. Any Owner of one or more adjoining Tracts (or portions thereof) may, with the prior written approval of the Architectural Control Committee, consolidate such Tracts or portions into one (1) 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 Tract lines as indicated on the Plat. It is the responsibility of the owner to obtain all needed easement releases from the appropriate agencies and all approvals from the appropriate County and/or City authorities.”

Requirements

- A single property Owner must hold title to the adjoining tracts.
- The property Owner must be a member in good standing.
- The application will include a copy of the site survey for all properties in question, with the requested changes indicated on the document.
- Mail or hand deliver to **Jay Harbin - 797 Waters Edge - Corsicana TX 75109** Email: ACC.TheShores@gmail.com
(Requests must be submitted no less than 2 business days prior to the ACC Meeting)

Approval Implications

- A CBS application becomes effective as of the date of approval by the ACC.
- If any Tract on a CBS application is considered an Improved Lot (there is an existing structure such as a dwelling, garage, etc.) then the CBS will be considered an Improved Lot for maintenance purposes.
- If all Tracts on a CBS application are considered Unimproved Lots, then the CBS will remain an Unimproved Lot. If a structure is subsequently approved to be constructed on either lot, the CBS would be considered an Improved Lot when construction is completed.

Property Owner _____

Current Home Address _____

Cell Phone _____

Email Address _____

This application is for Architectural Control Committee (ACC) approval to consolidate the adjoining Tracts below, all of which I have ownership and title, into a Composite Building Site (CBS).

Principal Tract: Lot # _____

Adjoining Lot 1: Lot # _____

Adjoining Lot 2: Lot # _____ (if applicable)

Adjoining Lot 3: Lot # _____ (if applicable)

A Replat approval (Check one):

_____ Will be furnished to the ACC when recorded with Navarro County

_____ Will not be furnished since replatting is not being requested

Property Owner Signature _____

Date of Request _____

P.O.A. of The Shores, Inc. -- Architectural Control Committee
Date request received by ACC: _____

APPROVAL

Signed: _____

Date: _____

Signed: _____

Date: _____