

Western Shores Lot Consolidation Policy

3/22/2022

1. All lots previously consolidated as of March 23, 2022, shall be “grandfathered” under the practices existing at the time of their consolidation. Specifically, previously consolidated multiple lots will pay only one Association dues and have one vote each year as do single lot owners.
2. All unconsolidated adjacent lots, either currently owned or purchased prior to January 1, 2023, will be “grandfathered” under the old practices of lot and dues consolidation for as long as the current owner owns the property. This grandfathering will not transfer upon the transfer or sale of those lots in the future.
3. Lots purchased on or after January 1, 2023, will be allowed to consolidate with the County (under the current requirements of lot consolidation) and may build upon that consolidated lot under the same ARC Guidelines and Covenant restrictions (Article V. easements, etc.) that govern original unconsolidated parcels. More specifically, the home may be constructed across the, now eliminated, lot line that previously separated the lots. However, for purposes of assessing annual dues, the owner of said lots will pay annuals dues based upon the number of originally platted parcels. Owners of consolidated lots under this clause will have one vote per originally platted parcel.
4. When applying for a consolidation of lots and dues under this resolution, the owner will be required to show the deeds for the subject properties that verifies their ownership of the lots prior to January 1, 2023.
5. Consolidated lots will be subject to the Covenants which state that “The parcels shall be used for single family residential use only.” (Article 8.01). This is interpreted to mean that one consolidated lot may have only one single family home constructed on it.

If you have any questions, please reach out to the Western Shores Board of Directors at wskypoa.com; Contact Us; Contact the Board of Directors.