



Lot Consolidation Application Agreement

For Land Bank Lots

SUGAR SPRINGS
PROPERTY OWNERS ASSOCIATION
5477 WORTHINGTON COURT
GLADWIN, MI 48624

NAME: _____
DATE: _____
LOT(S) _____ REALM(S): _____
ADDRESS: _____

PHONE: _____

Attention Property Owners:

Before Lot Consolidation Form can be turned in the following are required to have:

- Proof of paid taxes from Butman Township
- Copy of registered deed for each Lot
- Completed Application
- A Check for the Consolidation amount

NOTE: Failure to complete any of the required steps or subsequent discovery of nonfactual information provided by the applicant may result in the Architectural & Environmental Control Committee declaring the consolidation null and void. Any public easement or other restriction of ten (10) feet or more along the common property line dividing the proposed lots for consolidation shall invalidate the application.

A contiguous lot is a lot that shares a common boundary with an adjoining lot.

Once a Lot Consolidation Agreement is recorded the owners acknowledge that they are then unable to re-divide the lots.

For P.O.A. purposes, consolidation is considered effective on the date this form is signed. It is the responsibility of the property owner to file an application with the P.O.A. Office for the change in assessment status.

I apply to have the above lots considered as a Consolidated Lot.

SIGNATURE OF PROPERTY OWNER

Action by the A and E committee

Approved: _____ Date: _____

Disapproved: _____ Date: _____

Board of Directors Signatures of Approval:

Date: _____



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Name: _____
(Write in Husband, wife or Single man, or Single Woman)

(Address)

as owner(s) of certain lands in Butman Township, Gladwin County, Michigan, to wit: Lot (s) _____ of _____ Realm (s), and hereby enter into this Lot Consolidation Agreement with the Sugar Springs Property Owners Association, Inc., its heirs, successors, and assigns and those entitled to enforce the Declaration of Covenants and Restrictions of the Sugar Springs Project as recorded in Liber 238 of Deeds at Pages 1-39, inclusive, Gladwin County records, to wit:

The undersigned hereby agree that Lot (s) _____ of _____ Realm shall be and are hereby governed by Article IV, Section 5 of the above Declaration as a consolidated site, and further are governed by Section 2 of said Article IV, whereby the consolidated site is not subject to future division or re-division into the lots, or combination of lots, as originally platted.

I recognize that subsequent assignment, sale, conveyance, or transfer of the consolidated lot shall require an assignment, sale conveyance or transfer of the entire consolidated lot and not only portions thereof. Consideration for this agreement is received through the advantages which the undersigned intend to receive from the ownership of a consolidated lot. **Please Note: A Notary must be present to witness you signing this Agreement.**

(Sign Name) _____ *(Marital Status)*

(Print Name)

(Sign Name) _____ *(Marital Status)*

(Print Name)

Subscribed and sworn to before me, a Notary Public, on this ____ day of _____, _____.
My commission expires: _____

(Notary Republic Gladwin County)

STATE OF MICHIGAN
COUNTY OF GLADWIN

(Dated)



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To encourage purchase of tax foreclosed lots from the Gladwin County Land Bank the Sugar Springs Board is implementing the following options;

Option 1:

An existing SSPOA property owner can purchase an adjacent Tax foreclosed lot and combine it with their current lot without violating the property setback or adding on to their current dwelling or existing lot.

The fee for this consolidation is \$2500. If more than one tax foreclosed lot is purchased by the same property owner and is contiguous to the primary lot or the previous tax foreclosed lot. Consolidation of that lot can be done for an additional fee. Up to three additional contiguous lots may be consolidated by a property owner with the following fees for consolidation:

1 lot= \$2500.00

2 lots= \$1500.00

3 lots= \$1000.00

Each lot added is an additional fee.

These prices equal a total of \$5000.00 for the consolidation of 3 adjacent lots to your current POA lot.

Option 2:

If someone purchased tax foreclosed lot but does not currently own property within Sugar Springs but wishes to purchase an adjacent second tax foreclosed lot will also be able to consolidate the two tax foreclosed lots up to a total of three additional contiguous lots may be consolidated by a property owner with the same fees as listed above.

For Office use only:

Fees paid: _____ Check # _____ (or) Visa Master Card Discover
(Circle one)

Date: _____