

CORDOVA BEND PROPERTY OWNERS ASSOCIATION

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**LOTS CONSOLIDATION REQUEST FORM**

The consolidation of lots requires ACC Approval (DCCRs Section 3.24)

APPLICATION DATE: \_\_\_\_\_ TELEPHONE \_\_\_\_\_

HOMEOWNERS NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

REQUESTING TO JOIN LOTS \_\_\_\_\_ INTO LOT \_\_\_\_\_

\*\*\*INCLUDE APPROVAL LETTER FROM THE COMAL COUNTY ENGINEER'S OFFICE\*\*\*

IF APPROVED BY THE ACC, IT WILL BE THE PROPERTY OWNER'S RESPONSIBLIY  
TO RECORD THE APPROVAL WITH COMAL COUNTY. IN ADDITION, PROPERTY OWNER  
IS RESPONSIBLE FOR UTILITY EASEMENT RELEASES (PEC, GVTC & TX WATER CO)

**Section 3.24** Composite Building Site and Re-subdivision of Lot. Any Owner of one or more adjoining Lots (or portions thereof) may, with prior written approval of the Architectural Control Committee, consolidate such Lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting composite site, in which case the side set-back lines along the common lot lines shall be eliminated and said set-back lines shall thereupon be measured from the resulting side property lines rather than from the center adjacent Lot lines as indicated on the Plat. Any such Composite Building Site must have a front building set-back line of not less than the minimum front building set-back line of all Lots in the same unit. Such Composite Building Site will not be considered composite for purposes of the voting set forth in Article IV or the Maintenance Charge set forth in Article VI hereof, but such voting rights and Maintenance Charge shall be paid based on the original number of lots. Public utility and drainage easements are exempt from this provision and each Lot Owner is required to obtain any needed releases from public utility companies. Except by the Developer who may re-subdivide Lots, no Lot shall be re-subdivided without the prior written consent of the Association.