

Combined Lots Policy

The Summit Park Estates Homeowners Association is legally required to collect Annual association dues and assessments on each property that was originally shown on the plat for the Summit Park Subdivision as registered with Watauga County on Book 3 and Page 138 dated August 13, 1964.

The basis for this policy is the North Carolina "Claremont Property Owners Association vs. Gilboy" Court of Appeals decision dated February 20, 2001.

Listed below are the exceptions to this policy, established by the Board of Directors after legal consultation.

1. Lots legally combined and registered with Watauga County prior to the formation of the Summit Park Homeowners Association registered on July 10, 2008, Watauga County Book 1386, Page 802 are exempt from paying dues and assessments on each original lot. Property owners will be responsible for association dues and assessments for the resulting tracts.
2. A house constructed prior to July 10, 2008 and situated on two Summit Park lots combined and registered after July 10, 2008 will be invoiced for a house in lieu of a house and lot for dues and assessments.
3. The Board of Directors of the Summit Park Estates HOA will consider an individual property owner's written application for an exception to the first paragraph of this policy where more than one lot is needed to provide a construction site and to allow for a Watauga County approved septic system.

Administration of this policy is the responsibility of the Board of Directors of the Summit Park Estates HOA. The HOA treasurer is responsible for ensuring invoices for Annual dues and assessments are prepared in accordance with this policy.