

Rule clarifying the “per lot” basis for LPCA assessments and voting rights

Enacted by vote of the LPCA Board, and effective February 17, 2009:

Except as specified herein, the term “lot” for purposes of assessment and voting shall mean “lot as originally delineated in the Plat of Lagoon Point and subsequent Plat Amendments by which additional divisions were added.”

Lots that have been legally combined into one lot under the lot combinations authority of Island County Code, Section 16.06, and other applicable law, and provided they are single residential building sites, shall be deemed to be one lot and assessed accordingly.

The number of votes assigned to a lot owner under various provisions of the Lagoon Point Community Association Bylaws will concurrently be adjusted in like manner. To effect this reduction in assessment and voting rights, the owner of the combined lots must first provide the LPCA President adequate documentation of Island County’s approval of said lot combination. Assessments levied after the date of adoption of this rule or the date the lot owner has provided LPCA the required documentation, whichever date is later, shall be adjusted accordingly. Assessments levied prior to the date of adoption of this rule or prior to the lot owner’s providing the necessary documentation, whichever date is later, shall not be adjusted retroactively.

If any Lagoon Point lot is subdivided or converted to multi-unit residences, each of the resulting lots or residential units will be assessed separately.

Adminstration:

This rule does not affect assessments already billed at the time of its effective date. The first assessments which will be made under this rule are the annual and special assessments which are planned to be billed this June and due on July 1, 2009. If you have multiple lots and wish to have them treated as single lots for this assessment, you must provide documentation establishing their legal combination to me by May 31 of this year. A copy of your tax bill is not sufficient. What is needed is a fully executed Island County “Lot Combination” form. If you are not sure of the combination status of your lots or want to initiate a lot combination, you should contact Shirley Sorrows at the county assessor’s office, (360) 679-7303. Shirley can also advise you on obtaining a copy of the Lot Combination form if your property has already gone through the combination process. Note that the rule does not apply to combinations “for tax purposes” as these combinations can be easily undone.

You are advised to consider carefully all the financial implications before combining

separate lots, as the process cannot be reversed under current county zoning and other regulations.

Questions on the background, consequences and implementation of the new rule may be referred to the LPCA president or any member of the LPCA Board.