

DEFINITION OF IMPROVED PROPERTIES

PURPOSE:

The purpose of this policy is to set forth the definition of an improved property and other specifics regarding improved properties.

I. GENERAL

The Association is comprised of improved and unimproved properties, each of which pays a different rate of assessment. Assessment rates for improved and unimproved properties may change from time to time due to a vote of the Members.

II. IMPROVED PROPERTY

1. An improved property is defined as a lot for which the water tap fee has been paid, a water account has been created, and a water meter has been set. Once all three criteria have been met, the classification of the lot will be changed from an unimproved property to an improved property and thereby subject to the improved property assessment rate.
2. Once a lot has been classified as an improved property and created in the Association's records as an improved property, the property will remain classified as an improved property. An improved property can never revert to or be reclassified as an unimproved property.

III. UNIMPROVED PROPERTY

1. An unimproved property is defined as a lot for which the water tap fee has not been paid, a water account has not been created, and a water meter has not been set.
2. The existence of a structure on a lot does not necessarily change the classification of the lot to improved.
3. Neither a Member nor anyone acting on behalf of a Member shall provide water service from an improved property to an unimproved property.

IV. COMBINATION OF LOTS OR PARCEL NUMBERS

1. In some instances a Member may request the Developer vacate its utility easements between adjoining lots. This generally occurs when one lot is insufficient to support an appropriately sized septic system for a proposed structure. In this case, one lot will be classified as an improved property and one or more adjacent lots will be classified as unimproved properties in the Association's records. The Member shall pay assessments accordingly.
2. In some instances a Member may request Benton County combine two or more adjacent lots into one parcel for property tax purposes. In this case, the Member shall pay assessments as if the parcels had not been combined. Typically, this will mean the Member must pay assessments for one improved property and for one or more unimproved properties.