



**Bear Valley Springs Association  
Environmental Control  
Committee  
Merge, Demerge Lot or  
Lot Line Adjustment**

Date: \_\_\_\_\_ Submittal # \_\_\_\_\_  
 Tract: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Site Address: \_\_\_\_\_  
 Nearest cross street: \_\_\_\_\_  
 Lot: Size: \_\_\_\_\_

|  |                     |
|--|---------------------|
| Property Owner:                        | Phone No:           |
| Signature:                             |                     |
| Complete Mailing Address:              |                     |
| <b>Proposed Schedule – Start Date:</b> | <b>Finish Date:</b> |
| Surveyor Name:                         | Phone No:           |
| Address:                               |                     |

**Member must first apply to Kern County Planning Department for a Merger, Unmerger or lot line adjustment.  
Member must also provide the following:**

**1. A copy of the Kern County application for one of the following (initial applicable item):**

- \_\_\_\_\_ Merger
- \_\_\_\_\_ Unmerger
- \_\_\_\_\_ Lot Line Adjustment

**2. A signed and notarized copy of the BVSA Agreement for:**

- Merger agreement
- Unmerger agreement
- Lot line adjustment agreement

**(applicable agreement form provided by the BVSA)**

**3. Copy of final Kern County Notice of Status including recorded Certificate of Compliance, Grant Deeds and recorded document of either:**

- Merger agreement
- Unmerger agreement
- Lot line adjustment agreement

**Note: On completion of transactions, please ensure you exchange your old amenity cards to reflect the change in tract and lot number.**

**Environmental Control Committee Use Only**

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Condition of Approval \_\_\_\_\_

Reason(s) for Disapproval: \_\_\_\_\_

Committee Signatures: \_\_\_\_\_

# Bear Valley Springs Association

## Environmental Control Committee Rules for Subdivision of Lots

### **SECTION 119. Subdivision of Lots**

#### **A. Minimum Acreage Required.**

No residential lot shall be divided unless such lot is at least 20 acres or larger in size and after the division, all resulting lots are at least 10 acres in size and the ECC has approved of the division and the division is in accordance with all applicable laws, rules, regulations and ordinances of the State of California and of Kern County in effect from time to time.  
*[C&Rs, Para. 7.d.(18)]*

#### **B. Prior Approval.**

The division of residential lots must be approved by the ECC prior to recording the parcel map, certificate of compliance or other document evidencing the division with Kern County, and must be done in accordance with paragraph 7.d(18) of the C&Rs. After recording with Kern County, a copy of the recorded parcel map shall be delivered to the BVSA Secretary and a copy placed in the Owner's files.

#### **C. Mergers.**

Merger and/or consolidation of lots shall be done in accordance with the rules, resolution or guidelines established by the BVSA Board of Directors and delegated to the ECC for enforcement/monitoring.