**Requirements for 101 Cedar Ln. Following Sale**

If new owner decides to **remodel home**, owner will have **120 days** from the date of closing to complete the following:

* Unsightly debris, unused building materials, trash, weeds, etc. must be removed
* Remove existing boat house
* Properly disable or remove existing underground fuel tank
* Roof must be repaired according to LT Village building codes.
* Septic system must be approved and in compliance with the Bi-County Health Department
* Owner must obtain a building permit from the LT Village for any remodeling inside and/or out

If new owner decides to **“scrape”** the home, owner will have **120 days** from the date of the closing to complete the following:

* Remove entire structure and any and all debris, unused building materials, trash, weeds, etc.
* Remove existing boat house
* Properly disable or remove existing underground fuel tank

After **120 days**, if any of the above requirements are not satisfied, the membership will be charged **$100 per** day until all requirements are met.

* Upon building a new structure, owner will have to obtain a building permit with the LT Village and abide by all Village building codes and LSIOT rules and regulations (including rules concerning septic systems)
* After new structure is complete, a new septic system must be installed and documentation showing that the septic system is compliant and approved by the Amarillo Environmental Health Department must be submitted to the LSIOT corporate office no later than **30 days** after completion. After the **30th** day, the membership will be charged **$100 per day** until the documentation is received.