

Construction Completion Agreement – Form A

Members applying to the Architectural Control Committee (ACC) of Lake Thunderbird Association (LTA) for approval to construct new homes or an addition to existing homes will be required to agree to the following:

All exterior construction must be completed within one (1) year of the starting date of construction as per Article III of the Restrictive Covenants of the Lake Thunderbird Association, (LTA).

Exterior work includes:

1. Exterior finish of structure
2. Sewage septic system installed.
3. Completed domestic water installation.
4. Finish grade of lot
5. Metal Culvert installed as required by Senachwine Township Road Commissioner or Lake Thunderbird Association
6. Removal of all construction debris

The above requirements are to be completed within one (1) year. I (we) as the owner(s) and member(s) of the LTA understand that the LTA Board and ACC will issue a citation which carries a one-hundred-dollar (\$100.00) violation for each calendar month until the above conditions are met.

If the completion of the exterior construction is delayed due to special circumstances beyond the control of the owners, a request in writing, asking for a time extension must be submitted to the LTA Board and the ACC for action. Such requests shall be submitted no later than one (1) month prior to the one (1) year completion date.

Requests must state the reason for delay as well as a new completion date. If the new completion date is not met, the one-hundred-dollar (\$100.00) violation per month will start the day after the extension expires. I (we) as member(s) of LTA, hereinafter referred to as “members” hereby agree and state:

1. That as members I (we) apply for approval to construct a home or addition to existing home located in Lake Thunderbird and in consideration of such approval, agree to abide by the conditions set here within.
2. I (we) as owners(s), our agent, employees, and assignees, have knowledge of and agree to conform to the following conditions:
  - a. Declaration of the Restrictive Covenants of the Lake Thunderbird Association
  - b. By-laws, Rules and Regulations of Lake Thunderbird Association
  - c. County and state statutes and codes
  - d. Guidelines and requests for ACC Design/Building Approval Application
  - e. County permits requirements
  - f. Septic system requirements
  - g. Inspection checklist
  - h. Construction completion agreement
  - i. Contractors deposit agreement
  - j. LTA policy on construction and contractor requirements
3. Members further agree to cooperate with the Lake Manager, Staff, ACC and Board of Directors of the Lake Thunderbird Association.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, Year \_\_\_\_\_

Owners (s) \_\_\_\_\_