

## Important Information for the Buyer of a Springmill Lakes at Tamarack Unit

- Look under the Resources and Documents tab to see the Co-Owner's Handbook. This lists rules and regulations plus other items of interest to co-owners.
- Any/all changes (renovations/bushes and trees) inside or outside to the unit need prior approval by the COA Board via the Architectural Control form which can be found on the website. **These changes must be approved by the Board prior to starting any renovation.** This is to ensure the structural integrity of the unit is not compromised during renovation, such as when any walls are to be taken down or modified or heavier renovations such as kitchen islands or bathtubs being placed on the floor which could affect floor joists.
- Be sure to switch the ADT connection as soon as possible after closing. A connection to ADT must always be maintained. If you do not have a land line, ADT will provide a cell connector at the owner's expense. To maintain fire protection for everybody, the unit must always be connected to ADT. At sales closing, the new owner should assume the ADT account switching over the same as the other utilities.
- For additional information, contact Kirkpatrick Management Company at 317-570-4358 and ask for Community Property Manager, Dan Courtney or email Dan at [dcourtney@ekirkpatrick.com](mailto:dcourtney@ekirkpatrick.com)