

Information for Sellers

The following is important information for those currently selling or will be selling their unit. This helps a potential buyer make an informed decision.

- Please let the HOA board know when you have listed your unit.
- Must have HOA Board approval to place any "For Sale" sign on premises. This is only allowed in a window once approved. Once approved, an open house sign may be placed in the yard, only on the day of the open house and must be removed immediately following. You should send your request to Dan Courtney, property manager, at dcourtney@ekirkpatrick.com.
- The seller must maintain a connection to ADT even after you move out. This means you must keep a landline or a cellular connection in place until possession changes to the new owner. Because of fire protection to everybody, your unit must be connected to ADT until the new owner closes. The ADT should be switched over as are the utilities.
- Make your real estate agent aware that any/all changes (renovations/bushes and trees) inside or outside to the unit need to be approved by the HOA Board via the Architectural Control form. It would be hoped that these changes are approved by the Board prior to starting any renovation. This information should be passed to the potential buyer. This is to ensure the integrity of the structure if any walls are to be taken down or heavier items such as islands and bathtubs being placed on the floor.
- The new Co-owner's Handbook is to stay with the unit when it is sold.
- Remind your agent of our website (springmilllakesattamarack.com) that has our Declarations, By-laws, minutes of board meetings, newsletters, Co-owner's handbook, and other information.