



**The Timbers**  
OF INDIANAPOLIS, INC.  
HOMEOWNER'S ASSOCIATION



FAX COVER PAGE

Date 7 November 2013

To: Kond Tree Realtors

Fax number: 887-9244

From: The Homeowners Association, Board of Directors  
The Timbers of Indianapolis, Inc.

Fax number: (317) 784-0781

Comments:

The accompanying two pages contain a Resolution that has been recorded as a part of the Covenants and By-Laws of the Timbers of Indianapolis, Inc.

It was effective as of September 20, 2013 and must be considered when a unit is sold in our complex.

This fax contains 3 pages.  
(including the cover sheet)

4201 S. Sherman Drive • Indianapolis, IN 46237-1326 • 784-2291



# The Timbers

OF INDIANAPOLIS, INC.  
HOMEOWNER'S ASSOCIATION



September 26, 2013

ATTENTION ALL REAL ESTATE AGENTS  
AND TITLE COMPANIES

You are hereby notified of a new regulation passed by The Timbers of Indianapolis, Inc. Homeowners Association Board of Directors.

This Regulation was passed by the Board to stop our Community from being swallowed up by outside investors. It comes as our rate of rentals reached 33%. We, as The Board of Directors, are bound to protect our community.

For more information regarding this subject you may call one of the members of the Board.

Cathy Hagens, President (783-5250), Charlotte Templin, Vice-President, (787-8477)  
Vaughn Bidwell, Treasurer (786-9335), or Marki Troxel, Secretary (786-7280).

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**The Timbers**  
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HOMEOWNER'S ASSOCIATION



**APPROVAL of SALE LETTER**

September 30, 2013

ATTENTION ALL TITLE COMPANIES,  
REALTORS, and REALTOR ASSOCIATION:

Effective immediately upon receipt of this notice, title companies must be in possession of an Approval Letter of Sale from The Timbers of Indianapolis, Inc. before closing a loan. The loan may be withdrawn if the sale is closed without this letter.

The Timbers of Indianapolis, Inc. requests a transfer of ownership fee of \$400.00 to be paid at the transfer of ownership.

No property will be sold with the purpose of leasing or renting the unit. All units from this day forward will be sold as an owner-occupied residence.

The Timbers requires the completion of an application which includes a background/credit check by the selling realtor or by the Title Company prior the closing to facilitate the approval, by The Homeowners Association, of all new owners.

As required by law, the prospective owner must be in possession of The Timbers Covenants and By-Laws. All prospective owners must meet with at least one member of The Timbers Homeowners Association Board of Directors to have an understanding of The Association before the Association will approve the new owner(s).

The declaration put forth in this letter is taken from a Resolution passed by The Board of Directors and registered with the Marion County Recorder office as an addendum to our Covenants and By-Laws.

Contact numbers for The Timbers of Indianapolis, Inc. Board of Directors:

The Timber's office Phone (317) 784-2291

Fax (317) 784-0781

e-mail [TIMBERSINDY@ATT.NET](mailto:TIMBERSINDY@ATT.NET)

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