

**CONDENSED VERSION OF DOCUMENTS, DECLARATION
& BY-LAWS OF TUCKAWAY CREEK CONDOMINIUM
ASSOCIATION, INC.
(SEE CONDO BOOK FOR DETAILS IN FULL)**

1. Owner bears the cost of all exterior and interior maintenance and repairs including limited common areas to serve their unit (Amendment #3 to Declaration of T.C.C.A.).
2. The Board members have to approve any and all requests for exterior alterations before any work is started. Examples: such as alteration of exterior paint color, roofs, chimneys, vents, gutters, flashings, porches, decks, exterior building surfaces, walks, patios, railings, lighting fixtures, etc.
3. No pets EXCEPT house cats (max of 2), fish, turtles or other small aquatic creatures, birds (max of 2) are allowed, all of which must be kept within a condominium unit. NO pets are allowed on condo grounds. (Amendment # 4)
4. Board (Association) approval necessary to lease a unit (See Article IV, Section 2).
5. No person may keep or store anything on any portion of the common areas.
6. No overnight parking on or along Tuckaway Creek Dr. between the hours of 3:00 A.M. and 6:00 A.M. Parking during other hours restricted to no more than a period of 6 hours.
7. No boat, equipment, trailer, motor home, house trailer, or truck larger than the standard pick-up truck is permitted to be parked outside the garage.
8. No outdoor cooking equipment is to be used on any wooden surfaced area (Storage of this equipment upon such wood surfaced areas is permitted).
9. Repair and Maintenance of Tuckaway Creek Dr (road, curbs, gutter, sewer, water, electrical or gas) is the responsibility of the Association as directed by the Board.
10. Wooden walkway and path surrounding entire complex is for walking only for owners and guests (no bicycles, roller blades, other vehicles, or pets of any kind allowed at any time).
11. Watering of all lawns is done by owner living in that area. (No sprinkling system provided).
12. Wood combination storm door for front entrance approved by Board is a model "Ultra-View" by Milwaukee Millwork. As an alteration, Board approval required for first time installation.
13. Recycling collection is every other week on Friday and Trash collection every Friday. Trash should be in sealed plastic bags or containers. Do not put trash out a day ahead as raccoons will break open and make a mess.
14. SWIMMING POOL & GAZEBO: A key is provided for residents for the lock on the swimming pool entrance gate. Please lower sun umbrellas after use and be sure to lock the pool gate when leaving the pool. Pool rules posted on Bulletin Board.
15. Speed limit within the Tuckaway Creek Condominium complex is 15 mph.
16. NO displayable signs allowed in complex except Condo "For sale" sign (one) allowed in 2nd story window. Day of Open House (one) flag allowed in front of unit for sale.

THE ABOVE APPLIES TO ALL RESIDENTS AND THEIR GUESTS!

Luckaway Creek Condominium

Association

Maintenance/Repair Responsibility Guidelines

Description	Maintenance/Repair	
	Homeowner	Association
Snow Removal Street, Drives, and Walks (snowfall amount over 2")		√
Cutting Grass		√
Trimming Trees and Shrubs		√
Painting of Building	√	
Electrical Wiring, Fixtures and Meter Base for Street, Pool and Mailboxes		√
Electrical Wiring, Fixtures and Meter Base for Buildings	√	
Water Laterals for Pool		√
Water Laterals for Buildings	√	
Sump Pump	√	
Cable TV Wiring	√	
Driveways	√	
Brick Paved Walkways and Patios for Buildings	√	
Common Brick Paved Areas and Wood Walkway		√
Gutters	√	
Wood Decks Associated with Buildings	√	
Roofs	√	
Street Roadway and Curbing		√
Siding, Trim and Windows	√	
Chimney, Flashing and Vents	√	
Telephone Lines	√	
Gas Lines	√	
Garage Door and Exterior Doors	√	
Furnace	√	
Air Conditioning	√	
Pool Plumbing and Filtering System		√
Building Plumbing	√	
Gazebo		√
Cutting Down of Dead Trees & Replacement of Trees/Shrubs		√
Critter and Insect Removal in Buildings	√	