

IMPORTANT INFORMATION

Please keep this information with your governing documents

Tuckaway Shore Homeowners' Association, Inc.

RESOLUTION ADOPTING RULE REGARDING FIREPLACE MAINTENANCE; INSURANCE DEDUCTIBLES

WHEREAS the Board of Directors of Tuckaway Shores Homeowners' Association, Inc. (the "Association") has the power to adopt and publish Rules and Regulations pursuant to Article VI, Section 1 (a) and (g), of the Bylaws;

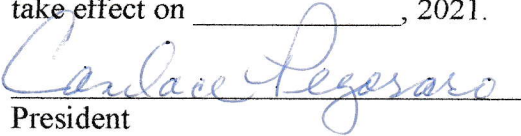
THEREFORE, BE IT RESOLVED that the Association adopt the following Rules and Regulations:

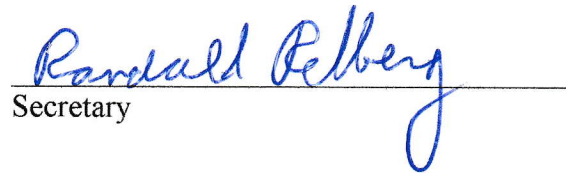
Fireplace Maintenance. Owners who routinely utilize wood burning fireplaces are required to have their fireplace inspected and cleaned on an annual basis between the months of May and October. Routine/ regular use is defined as more than 1 fire a week. The Association will reimburse up to \$300 towards the cost of the cleaning and inspection described in this Rule. Unit owners who have less than one fire a week are required to have their fireplace cleaned and inspected on a bi-annual basis, between the months of May and October. If repairs are needed, Unit owners should submit repair request to the Board of Directors, who will then review and determine whether to hire a vendor to complete needed repairs. Unit owners with gas burning fireplaces are required to have their gas insert inspected once every 5 years. Upon the securing of an offer to purchase, the Unit owner is required to have their wood or gas fireplace inspected and cleaned prior to closing, unless the work was completed within 3 months of the accepted offer. Owners who fail to have their fireplaces cleaned and inspected as set forth in this Rule will be assessed costs of any damages incurred due to their negligence up to the deductible on the master insurance policy.

Insurance Deductible. In the event of any insured loss on the Association's master insurance policy, the Association's deductible shall be the responsibility of the person or entity (including the Association) who would be responsible for such damage under the Condominium Documents, in the absence of insurance. If the cause of loss originates within a Unit, the Unit Owner is responsible for the damage costs up to the Association's master insurance policy deductible. If the cause of the loss originates in more than one Unit or a Unit and the Common Elements, the responsibility for paying the Association's deductible shall be equitably apportioned by the Board in its sole discretion among the Unit(s) and/or Common Elements where the loss originated.

BE IT FURTHER RESOLVED that a⁰¹ copy of this Resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on _____, 2021, with the policies to take effect on _____, 2021.


President


Secretary