



Abaris Realty, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854

301-468-8919 • Fax: 301-468-0983

Web Site: www.abarisrealty.com

Excellence
Since 1975

TENNIS AND PICKLEBALL

COURT RULES

TO: TUCKERMAN STATION

FROM: THE BOARD OF DIRECTORS

DATE: APRIL 12, 2023

The Board of Directors would like everyone to note the following tennis and pickleball court rules in the community:

1. Tennis and pickleball courts are reserved for the use of Tuckerman Station residents and their guests. Residents must accompany guests, and are responsible for them while on the courts.
2. Courts are taken on first come-first serve basis and cannot be reserved.
3. Play is allowed for 1 hour at a time.
4. After 1 hour is over, if players wish to play longer, they yield their court to waiting residents.
5. Free lessons may be given if either the student or teacher is a resident. No commercial lessons may be given on T.S. private courts.
6. Pets are prohibited on tennis and pickleball courts at any time.
7. Children must be under the control of parents and should not disturb play.
8. Smoking is prohibited.
9. Glass containers are prohibited on the courts. Trash and all personal items are to be taken away from the courts after playing.
10. The gate will remain locked. Lock the gate after you leave the tennis and pickleball courts.
11. To obtain a key to the tennis and pickleball courts, please contact the management company, Abaris Realty. You must be a resident of Tuckerman Station in order to obtain a key and a deposit is required. The deposit will be returned to you if the key is returned.
12. Low-Impact Exercise Classes:
Use of the tennis courts for low-impact exercise classes for residents of Tuckerman Station is permitted under the following conditions:
 - a. Tennis and pickleball play/practice have priority. If a resident wants to use the courts for tennis/pickleball play/practice while the exercise class is taking place, the classes must yield and vacate the tennis courts within 15 minutes.
 - b. No weights, steps or any other hard surface equipment are allowed on the courts

- c. Any resident of Tuckerman Station HOA or Condominium is welcome to join the exercise class.
- d. No harassment of any resident who wants to use the courts for tennis or pickleball play/practice is permitted.
- e. The Board of Directors reserves the right to prohibiting use of the tennis and pickleball courts for the exercise class if there are violations of these rules or damage to the courts.
- f. The exercise class Instructor must provide Abaris Realty with a current certificate of insurance.

Remember that it is the homeowner's responsibility to ensure that the appropriate procedures are followed in order to maintain a clean and safe environment for our community.

We thank you for your cooperation to this matter. If you should have any questions regarding these rules and regulations, please contact me directly via email at sambush@abarisrealty.com.