

RESOLUTION NO. 2023-04

**TWIN RIVERS HOMEOWNERS ASSOCIATION
AS TRUSTEE FOR THE TWIN RIVERS COMMUNITY TRUST**

AMENDED BULK TRASH REMOVAL

WHEREAS, the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, is delegated and has the duty and authority, pursuant to the Twin Rivers Indenture, Declaration of Restrictions and Reservation of Easements and By-laws, to operate and manage the common areas within the Twin Rivers development, and enforce the governing documents; and

WHEREAS, the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, is responsible for the collection of maintenance fees in order to operate the entire development i.e. pay its bills, pay its employees, maintain the common areas, including recreational areas etc.; and

WHEREAS, Article 7 of the Twin Rivers Indenture provides the Trust with the authority and ability to "discontinue any service upon non-payment, while the charges remain unpaid ..."; and

WHEREAS, the Board of Directors of the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, has determined that they may discontinue bulk trash service to any resident who is in arrears in the payment of their maintenance fees or other obligations to the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust; and

WHEREAS, there have been circumstances in which owners/residents have failed to make payments and have had their bulk trash pick-up discontinued. Those owners/residents who have begun making payments after their bulk pick-up service was discontinued and thereafter resume payments for three (3) consecutive months shall be qualified to have their bulk pick-up reinstated upon request.

NOW, THEREFORE, BE IT RESOLVED, that the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, shall have the right to discontinue bulk trash pick-up to any resident who is behind in the payment of maintenance fees for more than three (3) consecutive months, or to any resident who has failed to satisfy outstanding fines for more than three (3) consecutive months, or to any resident who has a judgment entered against them by the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust. Those owners/residents who have made payments for three (3) consecutive months shall be qualified to have their bulk pick-up reinstated.

BE IT RESOLVED FURTHER that this Resolution supersedes and replaces any prior Resolutions referencing this subject matter.

BE IT FURTHER RESOLVED that the printing of this Resolution in its entirety in the community newsletter publication, "Twin Rivers Spotlight," and on the Twin Rivers Community website constitutes proper notice.

Duly approved by the Board of Directors
at their meeting of September 14, 2023

Attest:

Julian Best, Secretary