



TWIN RIVERS COMMUNITY

PARKING REGULATIONS

When Twin Rivers was built in 1969, the community was designed with only 1.5 parking spaces per residence. Today, many families have two or more vehicles; therefore, the Twin Rivers parking regulations are important to everyone.

When every owner in Twin Rivers purchased their home, they agreed to abide by the communities Declaration of Restrictions and Reservations of Easements; it is part of your property deed. A section of this document restricts certain types of vehicles from parking in any lot. Over the last fifty years, as vehicle types have changed, your Homeowners Association has clarified through resolutions what these restrictions mean.

Individually, the resolutions can be challenging to understand. This flyer is designed to help the homeowner avoid violation fines.

VEHICLE TYPES THAT ARE NOT ALLOWED TO PARK IN ANY PARKING LOT, DETACHED HOME DRIVEWAYS, OR ANY TWIN RIVERS PRIVATE ROAD:

- NO TRUCKS-If it has a bed, a box, cover/cap or four (4) doors, it is a truck.
- NO RECREATIONAL VEHICLES
- NO TRAILERS of any kind.
- NO BOATS of any kind
- NO COMMERCIAL VEHICLES- This includes every type of motor-driven vehicle used for commercial purposes. If it has a name, address, or phone number on the side of your vehicle, it is a commercial vehicle.
- NO VANS without side and rear windows and without rear passenger seats.
- NO MOTORCYCLES -However, you can walk them over the walkway and store them in your back yard.
- NO VEHICLES WITH ONLY ONE LICENSE PLATE PER NEW JERSEY STATE LAW
New Jersey Statutes Title 39. Motor Vehicles and Traffic Regulation 39: 3-33- excludes states that only issue one plate.

VEHICLE IMPROPERLY PARKED IN ANY PARKING LOT OR TWIN RIVERS PRIVATE ROAD:

Any vehicle not parked in a designated parking space will receive a violation fine and/or towed at the vehicle's owner expense:

- DO NOT double park.
- DO NOT park on any lawn.
- DO NOT park or drive on any fire lane or sidewalk.
- DO NOT park overnight in the Twin Rivers Library/Community Room parking lot.
- DO NOT park in yellow striped areas & no parking zone. Any vehicle parked in these areas, regardless of time of day/night, will be ticketed and towed, without warning. The towing expense will be the responsibility of the vehicle owner.

VEHICLE REPAIRS PROHIBITED:

- Any type of vehicle repairs or maintenance. Flat tire replacement is permitted. No jack stands can be left unattended.
- Violators are subject to fines including costs to repair damaged blacktop.

FIRST RESPONDER SPACES:

First responder spaces are provided to active members of the East Windsor Volunteer Fire Companies and Rescue Squads. The Trust will confirm if the resident is active in the Fire Companies and/or Rescue Squad. Please note: In a parking lot with reserved parking spaces an owner must choose between a first responder reserved parking space and a regular reserved numbered space. All parking regulations apply.

See Resolution 2022-02 Supplementing Parking Regulations

SNOWSTORM PARKING:

After one inch of snow has fallen, trucks, commercial vehicles, and restricted vans are permitted to park on designated streets. These restricted vehicles must be removed 24 hours after the snow has stopped.

See Resolution 2015-04 Snow Parking Regulations.

WHERE UNAUTHORIZED VEHICLES CAN PARK:

On East Windsor Township roads: Twin Rivers Drive, Twin Rivers Drive North, Probasco Road and Lake Drive.

Please Note: Trailers not attached to a vehicle can only park in the East Windsor Township’s rural parking zone located along farmland on Probasco Road and a small section of Lake Drive.

VEHICLE STORAGE & ABANDONMENT:

- If a vehicle sits in the same place for more than twenty-one (21) days, it can be cited as stored. If a vehicle is inoperable: such as having flat tires or missing license plates, it can be cited as stored.
- Once a vehicle is ticketed as stored, the owner has seven (7) days to either remove the vehicle or bring the vehicle to the Trust office once per month for six months for an odometer reading to prove that the vehicle is driven more than fifty (50) miles per month.
- Failure to adhere to the stored vehicle resolution will result in the vehicle being towed and impounded at the owner’s expense.

See Resolution 2016-08 Stored Cars.

ASSIGNED PARKING SPACES:

Not all lots have assigned parking spaces. Each court gets to decide if they want to have assigned parking by a vote set up through the Association’s parking committee. In an assigned parking lot, each unit receives one (1) reserved numbered space.

See Resolution 2019-08 Amended Assigned Parking Space

ACCESSIBLE PARKING SPACES:

Accessible parking spaces are installed as requested. A copy of the owner's accessible hangtag and permit must be presented to the Trust office before a sign will be installed.

- Please note: In a parking lot with assigned parking spaces an owner must choose between a accessible space or a regular assigned/numbered space.
- Accessible parking space is never assigned to an individual and may be used by any vehicle with the appropriate government placard or plate.

See Resolution 2022-05 Accessible Parking Spaces.

PARKING REGULATION ENFORCEMENT:

- Twin Rivers Community Trust parking enforcement personnel patrol the community on a regular basis for violations of Section 8 of the Declaration of Restrictions & Reservations of Easements for the Community of Twin Rivers.
- Vehicles in violation receive a numbered violation fine. The plate number and the location of vehicle is recorded at the Trust office.

- **First violation - \$50**
- **Second violation - \$100**
- **Third & subsequent violation - \$200, plus towing at owner's expense**

If there are no violations for a twelve (12) month period, the next violation is considered a first violation.

See Resolution 2019-12 Parking Violation Fines

ALL OF THE ABOVE RESOLUTIONS CAN BE FOUND ON THE TWIN RIVERS COMMUNITY WEBSITE AT: <https://twinrivers-nj.com/administrative/resolution-archive/>