

RESOLUTION 2006-06

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

LEASING PROCEDURES

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association, as Trustee of the Twin Rivers Community Trust, is responsible for the enforcement of the Declaration of Restrictions and Reservation of Easements and the Trust Indenture, which were filed as restrictions against all residential properties within the Twin Rivers Planned Unit Development, said restrictions having been adopted by A-S Development, Inc. and filed with the Mercer County Clerk on or about January 8, 1969; and

WHEREAS, the Indenture provides for unit leasing subject to the terms and conditions set forth therein and any such terms and conditions to be subsequently required by the Board of Trustees; and

WHEREAS, the Board of Trustees, in their desire to best serve the beneficiaries of the Trust and as a result of the concern for late applications to the Board for leasing approvals on units with leases to be renewed; and

WHEREAS, the Board of Trustees, in order to provide equitable treatment and enforcement to all beneficiaries, desires to set forth a finite policy with regard to late applications for renewal leases: and

WHEREAS, the Board of Trustees deems it necessary to fully set forth the application requirements, including content and time for submission of said applications, of all beneficiaries in the event that a beneficiary desires to lease said unit; and

WHEREAS, the Board of Trustees is desirous of clarifying any ambiguity or misunderstanding which may have resulted from the current standards and practice on leasing applications for units with leases being renewed and on leasing applications in general; and

WHEREAS, on or about September 8, 1994 and thereafter, the Board of Trustees set forth a policy to give a grace period to renewal leases and desires to incorporate this grace period into the formal leasing application policy;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Twin Rivers Homeowners Association as Trustee for the Twin Rivers Community Trust hereby sets forth the procedure which must be complied with by all beneficiaries desiring to lease their respective units.

BE IT FURTHER RESOLVED that any beneficiary who so desires to lease his or her unit must submit a Leasing Application along with a lease to the Trust Office along with an Application fee of \$100.00, a Certificate of Occupancy and an executed Tenant's Agreement;

BE IT, FURTHER RESOLVED, that any lease submitted for approval to the Trust Office must contain the following covenants; a failure to contain any portion of any of these covenants shall be grounds for rejecting the said lease application:

- a) The term of the lease shall not be less than twelve (12) months.
- b) The Landlord shall be responsible to obtain a Certificate of Occupancy from the Township of East Windsor prior to the Tenant occupying the subject premises. A copy of said Certificate of Occupancy shall be submitted to the Trust Office.
- c) The Landlord Acknowledges that they shall be responsible for the Tenants compliance to the Trust Indenture and the Declaration of Restrictions and Reservation of Easements and any amendments made thereto."
- d) The Tenant has read and agrees to comply with the Trust Indenture and the Declaration of Restrictions and Reservation of Easements and any amendments made thereto, and any violation of the documents shall be deemed a breach of this Agreement.

TENANT'S INITIAL:

- e) The name of each occupant of the premises and birth date of each minor child is as follows:..."
- f) The Landlord consents to and agrees to allow the Trustee to have the power and right to evict a tenant on behalf of the Landlord and to seek any other relief including damages either in law or equity under the laws of the State of New Jersey if the Tenant breaches the Trust Indenture and/or the Declaration of Restrictions and Reservation of easements and any amendments made thereto and the Landlord fails to cure the breach within a 30 day period.'

BE IT FURTHER RESOLVED, that any beneficiary desiring to renew an existing lease shall be subject to the same requirements set forth herein with the exception that a renewal applicant shall not be required to submit a new Certificate of Occupancy nor a new Tenant's Agreement, if there is no change in tenancy. All other requirements, including a new lease with the specific covenants and the requisite fee must be submitted in a timely fashion,

BE IT FURTHER RESOLVED, that with respect to renewal lease applications only, all documentation must be submitted a minimum of fifteen (15) days prior to the

date of expiration of the current lease. Any renewal application submitted less than fifteen (15) prior to the expiration of the lease will be assessed a late fee of \$100.00,

BE IT FURTHER RESOLVED, that with respect to new lease applications only, all applications with supporting documentation and fees shall be submitted to the Trust Office a minimum of fifteen (15) days prior to the effective date of the lease, in order for processing to begin,

BE IT FURTHER RESOLVED, that with respect to all lease applications, except renewals, any occupancy by a tenant prior to approval of said lease by the Trust Office shall be deemed a violation of the Declaration of Restrictions and Reservation of Easements, the Trust Indenture and any amendments made thereto or Board adopted resolutions. In the event a unit is occupied prior to said approval, the beneficiary of the occupied unit shall be subject to a fine of \$100.00 per day for each day of occupancy prior to the said approval,

BE IT FURTHER RESOLVED, that the Unit Leasing Amendment approved on October 1, 1986 remains in full force and effect;

BE IT FURTHER RESOLVED, that this Resolution becomes effective January 1, 2007 and supersedes any previous Resolutions, including Resolution 94-8;

BE IT FURTHER RESOLVED that the printing of this Resolution in its entirety in the community newsletter publication, "Twin Rivers Today", or its successors or assigns, shall be deemed to be proper notice to all residents of the Twin Rivers development, and the said Resolution shall remain on record on the books of the Twin Rivers Community Trust.

ATTEST:

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John Pagliarulo, Secretary/Treasurer

Duly approved by the Board of Trustees  
at their meeting of October 17 , 2006