

RESOLUTION NO. 2015-10

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

**Damage to Private Property**

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust (hereinafter referred to as the Trust), is entrusted with the responsibility and has the authority to determine the appropriate charges for the maintenance and management of the Trust as set forth in the Declaration of Restrictions and Reservation of Easements and the Indenture; and

WHEREAS, the Trust acknowledges that accidental damage to private property may occur through landscape maintenance by Trust staff. In addition, the Trust intends to reimburse said property owner for reasonable repair of the accidental damage.

WHEREAS, in some instances the property owner may owe the Trust an outstanding balance on his/her assessment;

WHEREAS, the Board wishes to transfer the amount of the repair for the damage to the private property by the Trust staff to pay down the balance of said assessment.

WHEREAS, the Board of Trustees has determined that this is a fair and equitable way of recouping outstanding assessment;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees desires to adopt the aforementioned policy regarding property damage and outstanding assessments;

BE IT FURTHER RESOLVED, that the reasonable amount to repair private property that was deemed the fault of the Trust staff, will now be applied to any outstanding assessment balance. If the assessment balance is less than the amount that is owed to the resident for the property damage, the property owner shall receive a refund for this amount.

BE IT FURTHER RESOLVED that the printing of this Resolution in its entirety in the community newsletter publication, *Twin Rivers Spotlight*, 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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Marc Platizky, Secretary

Duly approved by the Board of Trustees  
at their meeting of November 5, 2015