

RESOLUTION 2019-02
TWIN RIVERS HOMEOWNERS ASSOCIATION
AS TRUSTEE FOR THE TWIN RIVERS COMMUNITY TRUST

Amended Protocol for Placement into Compulsory Compliance

WHEREAS, at a meeting on February 14, 2019 of the Board of Directors of the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, directed that a policy regarding compulsory compliance with architectural standards needed be adopted.

WHEREAS, the Twin Rivers Indenture was adopted on the 13th day of November, 1969 by the Twin Rivers Holding Company and First Charter National Bank (the predecessor of the Twin Rivers Homeowners Association as Trustee); and

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association have, pursuant to Resolution 2018-07 pertaining to protocol for placement into compulsory compliance resulting from assumed violations; and

WHEREAS, the Board has deemed that residents are allowing their residences to fall below required standard resulting in diminishment of neighbors' quality of life and decrease in property value.

NOW, THEREFORE, BE IT RESOLVED, that the Twin Rivers Homeowners Association as Trustee for the Twin Rivers Community Trust pursuant to the authority and power conferred upon it by the Trust Indenture, adopts Resolution 2019-02, as follows:

1. Compulsory Compliance resulting from annual inspection
 - a. Annual inspections are sent to owner(s) of townhouses and detached houses with the past/current violations, per architectural standards.
 - b. Homeowner is given 21 days to submit a 'Request for Exterior Work' form for all required repairs. A schedule for repairs may be substituted at the discretion of Design Review department.
 - c. Corrective repair(s) and/or installation(s) must be completed within 120 days from date of annual inspection.
 - d. If action is not taken within 21 days, \$50 is assessed and letter is sent to homeowner noting potential for placement into compulsory compliance.
 - e. Design Review department will supply Board of Director's attorney with a list of violations and any relevant communications with homeowner. The owner is now to communicate with attorney's office and not with Design Review department
 - f. Attorney will send letter toward satisfaction of the violation(s) or contract with timeline for repair(s). Owner has 14 days to respond.
 - g. Owner will be placed in legal suit if 14 day period elapses without required repair or contract-to-repair.

2. Compulsory Compliance resulting from closing inspection
 - a. Closing inspection is sent to attorneys and other designates of buyer and seller
 - b. Homeowner is given 21 days from date of closing to submit a 'Request for Exterior Work' form for all required repairs. A schedule for repairs may be substituted at the discretion of Design Review department.
 - c. Corrective repair(s) and/or installation(s) must be completed within 120 days from date of closing.
 - d. See 1d-1g above.

3. Compulsory Compliance resulting from need-for-immediate-repair
 - a. Inspection identifying need-for-immediate-repair is conducted, for example:
 - i. gutter damage that could damage foundation of residences
 - ii. roof damage that could result in animal entry
 - iii. overgrown landscaping that could result in animal infestation
 - b. First notification is sent to homeowner. Homeowner is given 21 days to make required repairs.
 - c. See 1d-1g above

4. Compulsory Compliance resulting from Unit Leasing inspection
 - a. Upon receipt of a complete Unit Leasing Application, an exterior inspection is conducted
 - i. If the inspection is for a renewal application and there are violation(s), we grant a conditional approval allowing 60 days to have the violations corrected, if the violations are not corrected, as indicated, the conditional approval is revoked and the fine begins.
 - ii. If the inspection is for a new lease and there are violation(s), we reject the application until the violation(s) are corrected to Trust standards.
 - b. If the homeowner(s), allows the tenant(s) to occupy said property prior to approval, a fine of \$100 for the first day and \$20 per day thereafter is assessed. Fine not to exceed \$5000.

BE IT FURTHER RESOLVED that the printing of this Resolution in its entirety in the community newsletter publication, 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:

Marc Platizky, Secretary

Duly approved by the Board of Trustees
At their meeting of February 14, 2019