

RESOLUTION 2019-03

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

AMENDED EXTERIOR CHANGE FINE

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 Board of Trustees pursuant to Resolution 1995-06 has set forth the procedural requirements which must be adhered to prior to any beneficiary and/or owner commencing work on the exterior of any dwelling; and

WHEREAS, one of the requirements set forth is that each beneficiary or owner desiring to effectuate any changes to the exterior of their dwelling and/or unit must first submit a "Request for Exterior Work" form for all required repairs to be approved by the Design Review department; and

WHEREAS, the Board of Trustees desires to address the issue of non-compliance with this specific requirement of the architectural rules and regulations;

NOW, THEREFORE, BE IT RESOLVED that the Twin Rivers Homeowners Association as Trustee for the Twin Rivers Community Trust hereby promulgates and adopts the assessment of a \$50.00 fine, for each and every exterior element, to be automatically assessed to each beneficiary and/or owner who commences to make changes to the exterior of their dwelling prior to submission and approval of a "Request for Exterior Work" form.

BE IT FURTHER RESOLVED, that this \$50.00 shall be automatically assessed when the changes are commenced, for each and every exterior element, and the form has not been submitted and approval, effective as of February 14, 2019.

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.

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

ATTEST:

Marc Platizky, Secretary