

**RESOLUTION NO. 2019-05**

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

**CONTRACTORS ALLOWED TO WORK IN TWIN RIVERS**

**WHEREAS**, the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, is delegated the responsibility, pursuant to the Twin Rivers Indenture and Declaration of Restrictions and Reservation of Easements, to maintain the upkeep and maintenance of the Twin Rivers Development, including the common areas and the over-all architectural standards for the development and the homes located therein; and

**WHEREAS**, the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, desires to protect the beneficiaries who have had work performed by contractors on their premises; and

**WHEREAS**, it has come to the attention of the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, that various contractors have failed to perform their services in accordance with the Twin Rivers architectural guidelines and/or the approvals which the beneficiaries and/or contractors have obtained to perform the work on premises within the Twin Rivers development; and

**WHEREAS**, in order to ensure that the contractors comply with the Twin Rivers architectural guidelines and approvals, and to protect the beneficiaries from contractors who do not follow or comply with the architectural guidelines or approvals, the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, has determined that if a contractor has failed to follow the Twin Rivers architectural guidelines and has failed to return to the beneficiary's premises to correct the issue(s)/violation(s), that contractor will not be approved to perform work within Twin Rivers; and

**WHEREAS**, when withholding the approval or rejection of a contractor by the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, Twin Rivers will not withhold approval of a particular contractor if the reason the work was not completed was not the fault of the contractor, but was the fault of the beneficiary i.e. not paying contractor for his work.

**NOW, THEREFORE, BE IT RESOLVED** that if any beneficiary submits an application from a contractor who has previously failed to comply with the architectural guidelines or approvals, that application will not be approved by Twin Rivers, unless and until that contractor satisfies the previous outstanding issues.

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

ATTEST:

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Marc Platizky, Secretary