

**RESOLUTION 2019-08**

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

**AMENDED ASSIGNED PARKING SPACE RESOLUTION**

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association, as Trustee for 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 1994-10 and Resolution 2014-07 is empowered with the authority to adopt reasonable rules and regulations in order to carry out the intentions of the governing documents; and

WHEREAS, the increased number of beneficiaries within the individual courts has led to an increased concern of available parking spaces for each beneficiary within a close proximity of their respective residences; and

WHEREAS, it is the duty of the Board of Trustees to respond to these concerns and to enact rules and regulations which, though reasonable, serve to enhance the living conditions and standards of all the beneficiaries; and

WHEREAS, the issue of allocating assigned parking spaces is one under intense consideration by the Board of Trustees and under review as possible solution to the increasing parking crisis with Twin Rivers; and

WHEREAS, that the beneficiaries of all the courts subject to Assigned Parking Space are hereby assigned on (1) parking space per residence, which shall be numbered; and

WHEREAS, that the beneficiaries with assigned parking spaces shall be prohibited, and any guest of the beneficiaries shall also be prohibited, from parking in any parking space assigned to another residence; and

WHEREAS, that all parking areas which are not assigned parking spaces shall be so designated in a manner easily recognizable by all beneficiaries and guests; and

WHEREAS, that in the event of a beneficiary's assigned space has been utilized by a non-authorized party, the aggrieved beneficiary shall utilize the following procedure in order to have the violator's vehicle removed:

1. If someone has parked in the aggrieved beneficiary's space, the first step is for the aggrieved beneficiary to request that the violator move the vehicle.
2. If the violator is uncooperative to this request, as a second step, the aggrieved beneficiary may call the East Windsor Police Department to have the vehicle ticketed.
3. Each beneficiary within the Assigned Parking Space is hereby authorized to call the authorized towing company, providing the company with the license plate number and color of the vehicle, and request that the vehicle be towed from their assigned parking space.
4. In turn, the authorized towing company will contact the East Windsor Police Department and the vehicle will be towed.
5. The aggrieved beneficiary must sign a towing receipt at the time the vehicle is towed.

BE IT FURTHER RESOLVED that all violators will be solely responsible for the costs incurred in removing the illegally parked vehicle and for any damage caused as a result of the towing removal,

WHEREAS, the Board of Trustees desires to implement a procedure to prohibit any resident in assigned parking courts who are delinquent in paying any maintenance fees, design review fees and/or legal fees amounting to three months past due to have an assigned numbered parking space available to them; and

WHEREAS, the Trust will notify the resident/owner that he/she is delinquent and the resident will have 30 days to contact the Trust Administrator to respond and/or make arrangements to bring their account up-to-date; and

WHEREAS, the Board of Trustees authorizes the Trust Administrator to negotiate a stipulation for payment so as to avert the process of removing the assigned numbered parking space. If the resident does not contact the Administrator within the 30 day period, the Trust will have the right to remove the assigned numbered space of the resident who remains three months in arrears; and

WHEREAS, at the time of removal of the assigned space, the Trust has the right to charge a \$100 fee to cover the costs of removal and re-activation / re-numbering of said parking space; and

WHEREAS, if the resident brings his account up-to-date, the assigned space will be renumbered for the resident's use (during the months of May through October);

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 Assigned Parking Space Resolution to be effective from the date this resolution has been duly approved by the Board of Trustees.

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.

Duly approved by the Board of Trustees  
at their meeting of July 11, 2019

ATTEST:

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Marc Platizky, Secretary