

RESOLUTION NO. 2020-03

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

**ESTABLISHING A LIMITATION OF TIME TO REQUEST A WAIVER OR
REDUCTION OF FINES FOR LEASING, PARKING, TRASH AND DESIGN REVIEW
VIOLATIONS**

WHEREAS, The Board of Trustees of the Twin Rivers Homeowners Association is entrusted with the responsibility to enforce the Trust documents as authored, namely the Declaration of Restrictions and Reservation of Easements and the Indenture; and

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association have, determined that there is a need to limit the period of time an owner/beneficiary shall have the right to request a waiver or reduction of fines for leasing, parking, trash and design review violations; and

WHEREAS, when there is a violation for design review issued to an owner/beneficiary the violator is given notice and advised regarding the violation and what if anything needed to be done to rectify the violation. Upon the violation being corrected, re-inspected and approved by the Twin Rivers Community Trust, the violator shall have 90 days to file a request for waiver and or a reduction in any fine that was given to the violator. If the violator fails to request a waiver or a reduction in the fines within the 90-day period after Twin Rivers approves the repairs the violator shall waive the right to contest the fine or request any reductions or waivers; and

WHEREAS, when there is a violation for parking or trash, the violator shall have 90 days from the date of the violation notification letter from the Trust office, to request a waiver or reduction in the fine. If the violator fails to request a waiver or a reduction in the fines within the 90-day period after Twin Rivers provides notice of the violation the violator shall waive and right to contest the fine or request any reductions or waivers; and

WHEREAS, when there is a violation for leasing which may consist of failing to provide the proper documentation and or violation of architectural violations and design which will prevent the owner/beneficiary from obtaining approval from the Twin Rivers Community Trust, the owner/ beneficiary shall have 90 days from the date of the approved repair if there is an architectural or design violation or 90 days from the date the lease is approved to request a waiver and or reduction of the fines. If the violator fails to request a waiver or a reduction in the fines within the 90-day period after the Twin Rivers Community Trust provides notice of the violation, the violator shall waive and right to contest the fine or request any reductions or waivers.

NOW, THEREFORE, BE IT RESOLVED, that the Twin Rivers Community Trust, through the Board of Directors, resolve that:

1. Any violation for Parking, the violator will have 90 days from the date of letter notification from the Trust office to request a waiver or reduction in fine.
2. Any violation for Trash, the violator will have 90 days from the date of letter notification from the Trust office to request a waiver or reduction in fine
3. Any violation for Design Review, upon correction, re-inspection and approval by the Twin Rivers Community Trust of the violation, the violator will have 90 days to request a waiver or reduction in fine.
4. Any violation for Leasing:
 - a. Lack of leasing documentation - the owner/beneficiary shall have 90 days from the date of lease approval by the Twin Rivers Community Trust.
 - b. Exterior inspections identifying non-compliance – the violator will have 90 days from the date of clean re-inspection.

Failure to request a waiver or reduction in fines within the time constraints, set forth herein, shall result in any subsequent requests being deemed out of time and null and void.

BE IT FURTHER RESOLVED, that the printing of this Resolution in its entirety in the community newsletter publication, “Twin Rivers Spotlight”, and on the Twin Rivers Community website constitutes proper notice.

Duly approved by the Board
of Trustees at their meeting
of April 15, 2020.

ATTEST:

Marc Platizky
Secretary