

**RESOLUTION NO. 2021-04**

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

**Use of Amenities and Recreational Facilities with Guests**

**WHEREAS**, the By-laws of the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust, ("Twin Rivers") govern the operation of the Association, has determined that limiting the number of guests utilizing any amenity and/or recreational facility within the community is in the best interests of the community; and

**WHEREAS**, Twin Rivers is governed by the Twin Rivers Indenture, Declaration of Restrictions and Reservation of Easements, By-Laws and Certificate of Incorporation which were created and adopted in 1969 when the community was developed and continues to be the acting governing documents of the community, and

**WHEREAS**, the Twin Rivers Indenture indicates the intention of the Indenture is to create a means to own, manage, operate, maintain the open space in the development know as Twin Rivers located in the Township of East Windsor; and, Mercer County, New Jersey and the Indenture further indicates that the Twin Rivers Trustee is to be given the greatest possible flexibility in management of the Trust property consistent with the widest possible powers; and

**WHEREAS** Twin Rivers is responsible for the management of the common areas and has certain restriction for the use of those common areas; and

**WHEREAS**, the Board is specifically responsible to ensure the owners compliance with the rules and regulations associated with the common areas, in the uniform application of same in all circumstances, and for uniform implementation of the use and occupancy of its amenities and recreational facilities, including but not limited to the following common areas: any of the

swimming pools, tennis courts, basketball courts, handball courts, and children's playgrounds/tot lots.

**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 and all the governing documents, adopts as follows:

The following common areas, including any of the swimming pools, tennis courts, basketball courts, handball courts, and children's playgrounds/tot lots, may be utilized and frequented by the owners in good standing, with no more than six (6) guests per day, per use.

**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 within Resolution to be effective from the date this resolution has been duly approved by the Board of Trustees; and

**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 Directors  
at their meeting of July 8, 2021.

Attest:

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Julian Best, Secretary