

## RESOLUTION 2022-02

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

#### SUPPLEMENTING PARKING REGULATIONS

**WHEREAS**, the Twin Rivers Homeowners Association ("Association") has been designated and is currently serving as the Trustee under that certain Indenture dated November 13, 1969, establishing the TWIN RIVERS COMMUNITY TRUST: and

**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, pursuant to Resolutions 89-1 and 91-1, set forth their interpretation of Section 8 of the Declaration of Restrictions and Reservation of Easements, pertaining to the parking of vehicles on any common road or parking area within the said Community, and

**WHEREAS**, it is appropriate for the Board of Directors to have the power to adopt and publish rules and regulations to complement and supplement such restrictions.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors adopts the following policy pertaining to the parking of vehicles on any common road or parking area with the said Community;

**VEHICLE TYPES THAT ARE NOT ALLOWED TO PARK IN ANY PARKING LOT, DETACHED HOMES DRIVEWAYS OR ANY TWIN RIVERS PRIVATE ROAD:**

- Pick-up trucks
- Recreational vehicles
- Trailers
- Boats
- Vans without side and rear windows and without rear passenger seats
- Motorcycles
- Vehicles with only one (1) license plate per "New Jersey Statutes Title 39. Motor Vehicles and Traffic Regulations 39: 3-33", excluding states that only issue one plate.

**VEHICLE IMPROPERLY PARKED IN ANY PARKING LOT OR ANY TWIN RIVERS PRIVATE ROAD:**

- Double Parked
- Parked on any lawn
- Parked or drive on any fire lane or sidewalk
- Parked overnight in the Twin Rivers Library/Community Room parking lot
- Parked in yellow striped areas and no parking zone. Any vehicle parked in these areas, regardless of time of day/night, will be ticketed and towed, without warning. The towing expense will be the responsibility of the vehicle owner.

VEHICLE REPAIRS PROHIBITED IN ANY PARKING LOT OR ANY TWIN RIVERS PRIVATE ROAD:

- Any type of vehicle repairs or maintenance. Flat tire replacement is permitted. No jack stands can be left unattended.

**BE IT FURTHER RESOLVED** that First Responder space are provided to active members of the East Windsor Volunteer Fire Companies and Rescue Squads. The Trust will confirm if the resident is active in the Fire Companies or Rescue Squads. In a parking lot with reserved parking spaces, an owner must choose between a First Responder reserved parking space and a regular reserved numbered space. All parking regulations apply.

**BE IT FURTHER RESOLVED** that is the responsibility of the Twin Rivers resident to notify visitors of the parking regulations.

**BE IT FURTHER RESOLVED** that any beneficiary or occupant of a living unit within the Twin Rivers Community who shall violate this Resolution or Resolutions 89-1 or 91-1, shall be subject to fines upon notification of the violation and a reasonable opportunity to cure the violation, and the vehicle may be towed and removed from the common parking lots and common roadways at the owner's cost and expense; and

**BE IT FURTHER RESOLVED** that any beneficiary or occupant who violates the Resolutions referred to above shall also be subject to a civil complaint being filed, which may seek damages, attorney's fees, costs of suit, and any other relief which a Court may deem equitable and just, 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 March 10, 2022

Attest:

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Julian Best, Secretary