

RESOLUTION 2022-08

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

TEMPORARY SUMMER AND FREESTANDING RECREATIONAL STRUCTURES

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, 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 temporary summer recreational structures;

All townhouse rear yard structures which are above the rear fence cap, of a temporary nature and intended for seasonal use are required to comply with Standard S/26 as follows:

1. Gazebos will be no taller than then (10) feet to be in compliance with East Windsor Township ordinances and installed as a non-permanent structure. The canopies must be solid in coloration and not patterns, fonts, or floras.
2. Trampolines with safety netting and padded framing.
3. Freestanding basketball goal assemblies.
4. Large trellis structures or arbors.
5. Canopied Gliders
6. Structures not listed above will be considered on a case-by-case basis.

BE IT RESOLVED FURTHER that summer structures may be in place from May 1 to October 31, at which time they must be removed. Removal constitutes all components visible above the fence cap to be disassembled entirely.

BE IT RESOLVED FURTHER that structures that are not removed during the designated period may be subject to fifty dollars (\$50) fine.

BE IT RESOLVED FURTHER that Detached homes may have freestanding basketball goal assemblies all year round, the following requirements apply:

1. No basketball assembly is permitted to be installed as a permanent structure.
2. It can only be on the resident property and/or driveway.
3. It must be maintained and not in despair.

BE IT RESOLVED FURTHER that this Resolution supersedes and replaces any prior Resolutions referencing this subject matter.

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 September 8, 2022

Attest:

Julian Best, Secretary