

RESOLUTION 2024-04

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

MANDATORY ASSIGNED PARKING SPACE POLICY

WHEREAS, the Board of Trustees of the Twin Rivers Homeowners Association, as Trustee for the Twin Rivers Community Trust has been given various powers from the Governing Documents of Twin Rivers and the Board of Trustees is responsible for the enforcement of the Declaration of Restrictions and Reservations of Easements and the Trust Indenture, which were filed as restrictions against all residential properties and common 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 developer of the Twin Rivers only allocated for 1 ½ parking spaces per household which was woefully inadequate; and

WHEREAS, the Indenture provides for the adoption of reasonable rules and regulations to protect the Trust property and for the best interests of the beneficiaries; and

WHEREAS, the increased number of beneficiaries within the community and their families has led to an issue of available parking spaces who would like to park in a close proximity to 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 serves to enhance the living conditions and standards of all the beneficiaries; and

WHEREAS, the Board of Trustees 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 lack of parking spaces has been an issue which the Board of Trustees has addressed by creating a pilot program in 1994 in order to create a solution to the increasing parking crisis; and

WHEREAS, the pilot program has been extended and has been successful to the extent that 86% or 71 parking courts within Twin Rivers have petitioned to accept the assigned parking program in their courts in order to alleviate the lack of parking spaces; and

WHEREAS, in the courts where assigned parking program has been approved by the beneficiaries there are a number of unassigned spots left for visitors, friends or other occupants of the home; and

WHEREAS, the Board of Trustees in the interest of the entire community desires uniformity within all of the Twin Rivers Community for the common parking lots and courts and therefore now request for the remaining 14% or 12 courts to have assigned parking spaces as well as unassigned parking spaces to be adopted; and

WHEREAS, in paragraph #5 of the Indenture (Governing Documents) states “the Trustee shall have the following powers herein granted or necessarily implied which it shall exercise in its sole discretion, construing the powers herein granted and implied to the broadest extent all consonant with the best interests of the beneficiaries.” In paragraph #22 the Indenture states “the Trustee shall have the power, at its sole option, to enforce the terms of this instrument or any rule or regulation promulgated pursuant thereto.” ; and

WHEREAS, this assigned parking resolution shall not affect the apartment complexes, condominium associations, detached homes, commercial buildings, and the splits (since they own their parking spaces)

NOW, THEREFORE, BE IT RESOLVED, the pilot parking program which was created in 1994 shall be extended to the remaining 12 courts: Edison Drive 562-585; Edison Drive 586-593 and 612-621; Edison Drive 594-611; Edison Drive 622-643; Covington Drive 1-31; Covington Drive 2-28; Covington Drive 33-67; Bolton Road 357-380; Probasco Road 123-146; Twin Rivers Drive North 5-28; Twin Rivers Drive North 29-52; Ithaca Place 665-688 in order to have assigned parking spots for each household as well as leave unassigned spots for visitors, friends, and other occupants of the homes; and

BE IT FURTHER RESOLVED, this resolution shall take effect on March 14, 2024 and assigned parking spots shall be determined by the Assigned Parking Committee and each beneficiary shall be notified of their assigned parking spots within their common parking lots. This resolution shall be published in the “Twin Rivers Spotlight”, and on the Twin Rivers Community website, and once executed by the Board of Directors shall be recorded in the Mercer County Clerk’s Office.

Duly approved by the Board of Directors
at their meeting of March 14, 2024

Twin Rivers Homeowners Association, as Trustee for the
Twin Rivers Community Trust, a non-profit corporation of
the State of New Jersey

Julian Best, Secretary

Twin Rivers Homeowners Association, as Trustee for the
Twin Rivers Community Trust, a non-profit corporation of
the State of New Jersey

By: _____
Scott B. Pohl, President

Signed and sworn to
before me on March 14, 2024.

RECORD AND RETURN TO:
Shane and White, LLC
Mark S. Shane, Esq.
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Edison, New Jersey 08817