

**TWO RIVERS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGARDING
DAMAGE TO COMMON AREA LANDSCAPE**

Whereas, the Two Rivers governing documents charge the Two Rivers Board of Directors to maintain the Two Rivers Common Areas,


Whereas, the Two Rivers Bylaws give the authority to the Board of Directors to establish penalties associated with the use of Common Areas and facilities,

Whereas, the Two Rivers Common Area landscape is one of the greatest benefits of living in the subdivision and whereas maintenance is also the greatest expense of the association,

Whereas, the Two Rivers Board of Directors has observed on several occasions that the Common Areas have been modified, maintained, damaged or otherwise encroached upon,


Therefore, the Two Rivers Board of Directors hereby resolves and establishes a penalty in the way of a fine for intentional or careless damage, unapproved improvement or other encroachment to Common Area landscaping by an Owner, his family, lessee, guest or workmen. Any such encroachment or action will be cause to fine in the amount, plus 25%, of the cost to repair the landscape or Common Area. In such case as it is not feasible to make repairs or bring the area to the former state, then the Board shall determine the perceived loss to the association in a specified amount plus 25%. Such determination shall be solely at the discretion of the Board of Directors.

Adopted by the Two Rivers Subdivision Homeowners Association Board of Directors on April 17, 2012.



Two Rivers HOA President - W. Clark Benson

10/3/12
Date



Two Rivers HOA Secretary - Peter Huestis

9/20/12
Date