

VILLAGES AT TWIN RIVERS ASSOCIATION MANAGEMENT

In the Association Bylaws, Article III. A., Section 3, Appointment and Election of Directors, paragraph (a) states that "all members of the Board of Directors shall be appointed by the declarant." In recent practice, Board members serve terms assigned by the Board, and new or replacement members are approved by the Board, subject to approval by the declarant. The Board may take into account the recommendations of the voting members in a particular village. (Powers and Duties of the Board can be found in the Villages at Twin Rivers Homeowners Association Bylaws, Article III, C)

The responsibility of the Board of Directors is to maintain "Community-Wide Standard" supported by "mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of real property within" the Villages, "for the purpose of protecting the value and desirability of" properties in the Villages. (These quotes are from the Declaration of Protective Covenants for the Villages at Twin Rivers.

The following are a few of the items of business the Board of Directors take action on while representing the Association. The Board makes decisions regarding the repairs and maintenance of the common area amenities, approves any modifications a homeowner would like to make to the exterior of their property, performs routine inspections of the subdivision, as a result of inspection the Board will act upon homeowners' violations to the Deed Restrictions, field calls and emails from concerned residents and communicates with the Declarant. (The Board meets the first Monday of each month, unless there is a holiday and then it is the second Monday of the month.)

The Board of Directors is assisted and kept informed of grounds care issues, pool maintenance, tennis court maintenance and lake/reservoir/pump mechanics, perimeter wall and sidewalk issues and all other community common area maintenance matters by a staff maintenance supervisor.

The Board of Directors hires a third-party management company (currently Paramount Realty & Management) to assist them in carrying out the administrative duties involved with the management of the Association. These duties include attending Board meetings and taking the minutes, collection of association assessments, payment of invoices for the HOA, maintaining a website listing the HOA documents and information, liaison between homeowners and Board who have various concerns or complaints through email (villagesattwinrivers@gmail.com), mailing out Board authorized Deed Restriction Violation Letters, obtaining required modification plans and information to be presented to the Board for approval and preparing Resale Certificates for Title Companies. (Paramount does not have authority to act upon or make decisions without Board approval.)

If you as a Homeowner (member) notice any Deed Restriction violation or a subdivision concern, please email villagesattwinrivers@gmail.com. Paramount will direct your email to the appropriate Board committee members of the Board for action.