

## Robbins Brook Charter

- The role of the Robbins Brook Condominium Trust (RBCT) will be to ensure that the whole of Robbins Brook is financially sound, properly maintained and focused on unit market value while optimizing quality of life. To achieve these goals, the RBCT's trustees will be responsible for the management of the Trust, financial planning including reserves, maintenance of all common facilities and oversight to ensure the proper maintenance of all buildings and appropriate insurance coverage for all groups.
- We will have one Condominium Trust with one board of trustees. This board of trustees is responsible for establishing the policies for the entire community and such policies will be adhered to by all subgroups. There will initially be eleven trustees: four from the Town Homes, three from the Village Homes, and two from both The Pines and Benchmark Senior Living. Each trustee will be elected by its respective subgroup.
- The subgroups, excluding Benchmark, will develop, present for approval by RBCT, and administer the subgroup budgets for building maintenance and repairs and provision for reserves for future large financial outlays such as roof replacement, exterior painting and other capital expenditures.
- The subgroups, including Benchmark, will work within the policies established by the RBCT. The trustees elected from each subgroup will report back to the RBCT board on a regular scheduled basis. All trustees will be responsible to ensure that all actions contribute to the common good for the whole of Robbins Brook.

September 22, 2016