River Wilderness Homeowners Association

Community Resource Guide

River Wilderness of Bradenton Foundation
2250 Wilderness Blvd. West
Parrish, Florida 34219
(www.rwhoa.org)
Welcome!

We are pleased you chose River Wilderness as your new home. We are your Homeowners Association and work for you and the community in maintaining our common property and standards throughout our beautiful community. You have found a very special gated community offering a country club lifestyle. You can enjoy play on an extraordinary golf course, 4 tennis courts, a state-of-the-art fitness center, miles of safe sidewalks for walking, a boat ramp, RV and boat storage, a beautifully decorated clubhouse and the company of people just like yourself who have searched for their perfect home and found it here. We are glad you came! Please start by registering at the Old Tampa Road Gate.

The following pages contain information that we hope will help you ease your transition into living in the “Wilderness.” There is additional information throughout the HOA website at www.rwhoa.org.

Syble DiGirolamo, President
River Wilderness Homeowners Association
August 15, 2015

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Emergency Numbers

<table>
<thead>
<tr>
<th>Service</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manatee County Sherriff</td>
<td>911</td>
</tr>
<tr>
<td>Parrish Fire &amp; Rescue/Ambulance</td>
<td>911</td>
</tr>
<tr>
<td>RW Front Gate/Security</td>
<td>941-776-2243</td>
</tr>
<tr>
<td>Islands of RW Gate/Security</td>
<td>941-776-5953</td>
</tr>
<tr>
<td>Poison Control</td>
<td>800-222-1222</td>
</tr>
<tr>
<td>Animal Services</td>
<td>941-742-5933</td>
</tr>
</tbody>
</table>

RW Homeowners Association        Syble DiGirolamo, Pres. 941-776-0994
Brookridge Homeowners Association Jim Hammer, Pres. 941-776-5393
Hammocks Homeowners Association  June Seaton, Pres. 941-776-8551
The Islands of River Wilderness  Roy Premer, Director 941-776-1729
Villas Homeowners Association    Wes Heckford, Pres. 941-776-0014
Argus Property Management        Justin Gonzales 941-927-6464

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River Wilderness Highlights

Approximately 1450 Residents
60 Lakes & Lagoons
RV/Boat Storage & Boat Ramp

River Wilderness Country Club —
A semi-private club featuring an 18-Hole Championship Golf Course
Clubhouse, social clubs, activity rooms, bar, grill room, casual and fine dining
Fitness Center — Tot Lot — Swimming Pool — Tennis Courts
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QUESTIONS?
info@rwhoa.org
YOUR HOA IS READY TO HELP!
Access & Safety 941-776-9163
Architectural Review 941-776-2531
Communications 941-776-9586
Community Standards 941-981-3077
Lakes 941-776-9163
Landscape 941-723-8793
Property Manager 941-927-6464
Roads/Signs/Lights 941-776-8895
RV/Boat Storage 941-776-8895

Homeowners Association Board Meeting Minutes and Financials are posted by Argus at the Community Management website: www.argusmgmt.com.
At the Website, Click on “Client Roster”, Click on River Wilderness of Bradenton Foundation, Inc., and log in using our password, which can be obtained by sending an email to Webmaster@rwhoa.org
About Our Community

MEET THE HOA
The Homeowners Association manages the River Wilderness property and provides services to its residents. Every property owner is a member. The HOA Board is a volunteer group of residents who care about our community.

Property Management fees are billed annually through Argus, the HOA contracted management company. The fees are collected by Argus. Late payment penalties are assessed. Association members may call Argus for updates on their account 941-927-6464

FOUNDATION OFFICERS
River Wilderness of Bradenton Foundation, Inc. is the oversight body of the HOA.
President: Syble Di Girolamo
Vice President/Secretary: Rich Barbieri
Developer Representatives:
Alex Duenas, Roy Premer, Martha Fernandez

HOA OPERATING BOARD
President: Syble Di Girolamo
Vice President/Secretary: Rich Barbieri
Finance: Lori Kromash
Property: Bob Lindstrom
Access & Safety: Ron Wooldridge
Architectural Review: Jim Andries
Landscaping: Don Kappauf
Lakes: Ron Wooldridge
Developer Representative: Roy Premer

HOA WEBSITE
In-depth homeowner and community information is readily available at the Homeowners Association website.
http://www.rwhoa.org

RIVER WILDERNESS PROFILE
River Wilderness is just 6 miles southeast of exit 224 of I-75 in Parrish, FL. Parrish is perfectly positioned between the Tampa/St. Petersburg area and the Bradenton/Sarasota area. By car we are 2 hours from Orlando, 30 minutes from the Gulf beaches, 5 minutes from our own boat ramp on the scenic Manatee River, and 1 minute from the golf course!

Our community is located on 1500 acres and contains over 750 completed homes. We’re still growing! When build-out of the newest section, “The Islands of River Wilderness”, is achieved, River Wilderness will be complete with 965 occupied lots. Newly constructed homes in The Islands of River Wilderness offer private harbors and individual boat docks with direct access to the Manatee River and beyond.

GOLF & COUNTRY CLUB
River Wilderness Golf and Country Club is a semi-private, member-owned club. The Ted McAnlis designed golf course is part of the Audubon Cooperative Sanctuary System. It is the social center of the RW community and lifestyle

The clubhouse and fitness center bustle with activities ranging from art classes to fine dining.
Website: http://www.riverwildnesscc.com

Join in the Fun!
For more information and a tour contact:
General Manager
Phone: 941-776-2691
email: sales@riverwildnesscc.com
ALLIGATORS:
Alligators are wild animals and will avoid humans. However, if they are fed, they could lose their fear of people. Then they will become dangerous to people and pets. NEVER, NEVER FEED THE ALLIGATORS! They are most aggressive during the spring mating season and later when protecting their young. They are nocturnal and will move from lake to lake. If you live on a Florida lake, you MUST assume that there is an alligator in that lake.

OTHER WILDLIFE:
Our community has abundant birds, fish and animals. We have hawks, spoonbills, herons, ibis, wood storks, cranes, turtles, cormorants, anhinga, fox, bobcat, squirrels, eagles, osprey and many types of fish. Feeding is against the law.

LAKES AND PONDS:
We have 60 lakes and ponds within our community. They serve as a drain for excessive rainfall and as a water source for common areas, the golf course, and the many species of fish and wildlife.

The lakes are maintained by contracted services through the homeowners association. Their chemistry is closely monitored. Please take care not to introduce trash, debris and lawn chemicals into our beautiful water habitats.

Fishing is permitted. The policy for fishing is “catch and release”. Recreational boating of any kind is not allowed. Use of any flotation devices are never permitted. NEVER swim or wade in these waters. Enjoy the view from afar. Remember, alligators live in these waters. Be safe.

Contact Numbers

President: Syble DiGirolamo 941-776-0994
Vice President/Secretary: Rich Barbieri 941-776-9490
Architectural Review: Jim Andries 941-776-2531
Community Standards: Marlene Ghezzi 941-981-3077
Finance: Lori Kromash 941-776-4555
Landscaping: Don Kappauf 941-723-8793
Lakes: Ron Woolridge 941-776-9163
Property & RV Lot: Bob Lindstrom 941-776-8895
Access & Safety: Ron Woolridge 941-776-9163
Welcome Ambassadors: Linda & Rob Powell 941-776-1830
Brookridge HOA: Jim Hammer, Pres. 941-776-5393
Hammocks HOA: June Seaton, Pres. 941-776-8551
Islands of River Wilderness: Mike Longobardi 941-776-1729
Villas HOA: Wes Heckford, Pres. 941-722-6070
Villas Alternate: Jan Spangler 941-776-2516

Mailing Address:
River Wilderness of Bradenton Foundation
C/O Argus Property Management
2477 Stickney Point Road Suite 118A
Sarasota, Florida 34231
Getting Started

RW GATE ACCESS
Both entrances into River Wilderness are gated and manned by security 24/7. Residents may gain automated access to the community by registering their vehicle(s) and applying a bar code to the rear window of the vehicles. Your first action as a resident is to register at the Old Tampa Road Gate. (Bar Codes are available at the Ft. Hamer Gate.)

UTILITIES

Electricity: Florida Power and Light
Phone: 800-226-3545  Web: www.FPL.com

Water/Sewer: Manatee County Utilities (MCUCS)
Phone: 941-792-8811  Web: www.mymanatee.org

There are watering restrictions imposed by the county that apply to our neighborhood. These restrictions change from time to time and can be found at the Manatee County Website.

SERVICES

Refuse: Manatee County Utilities (MCUCS)
Phone: 941-792-8811  Web: www.mymanatee.org

1. Trash pickup
   (30 gallon bins maximum, flatten all boxes)
   Service days: Tuesday & Friday
2. Recycled plastic and newspaper
   (bins will be provided by MCUCS)
   Service day: Tuesday
3. Yard Waste
   (cut limbs and place in small bundles)
   Service day: Wednesday
4. Large Items
   (call to arrange for pickup)

Cable, Internet, and Landline Telephone:

Verizon Fios
Phone: 1-800-501-1172  New Orders / Activations
Phone: 1-888-553-1555  Technical or Service Issues

A basic cable service is provided to each home via the HOA bulk contract. This basic service includes Verizon Prime HD, the Golf Channel, and one HD DVR Set top box. This service is included in your annual HOA assessments. Additional channels and features (including Internet and Telephone services) can be added by establishing an account with Verizon. Activation is necessary.

BrightHouse Networks
Phone: 941-748-1829  Web: www.mybrighthouse.com

Bright House Networks continues to provide service in River Wilderness. These services are now billed individually to each resident. Your HOA assessments do not include Bright House Services.

LOCAL GOVERNMENT
The Manatee County Government website contains information about: utilities, the library system, automobile registration, driver’s license, property tax, watering restrictions, and much more. Be a good neighbor. Know the local regulations.  
http://www.mymanatee.org

SCHOOLS
The Manatee County School District is home to more than 42,000 students and just over 5,300 employees. The School Board of Manatee County maintains an internet site which includes links to all its schools and pertinent information on district policy and registration.

http://www.manatee.k12.fl.us

NEWSPAPERS

Manatee Herald Tribune 941-742-6100
Web: www.heraldtribune.com

Bradenton Herald 800-748-6666
Web: www.bradenton.com

Parrish Village News 941-776-9019
Email: rjo2344@aol.com
Please Note:
Homeowner Covenants are designed to protect all property owners from adverse community changes that may have a negative impact on the appearance, property values, and quality of lifestyle of the community. This information is provided to give you a general guideline to the rules and regulations with respect to the use of common and private property. Please consult your covenant documents. These documents go with the land and should be provided to all new owners at closure with the previous owner. They are also available in the Homeowner Documents section of the rwhoa.org website and are indexed by address.

SPEED ENFORCEMENT
We have children, joggers, walkers, landscape workers, bikers, golf carts, just to name a few. Share the road with care and caution. Please obey the posted 20 MPH speed limits throughout RW.

VISITOR POLICY AND GATE ENTRANCE
Access is controlled through the Islands of River Wilderness & Main gates and the guards-on-duty. Please notify the admitting gate. Without prior notification, visitor and vendor access to RW may be denied.

1. **Frequent visitors:** For your convenience, commercial vehicles and other frequent visitors can be noted under your gate access account.
2. **Deliveries, commercial and personal visitors:** Give prior notification to gate.

VEHICLE PARKING
In general all resident’s sedans, SUV’s, pick-up trucks & family minivans are allowed. Our covenants require that our garages be kept clear for parking two vehicles and that we each make our best efforts to park our vehicles in the garage. Commercial pick-up trucks, work vans, etc. must be garaged. They cannot be parked in the street or on the driveway or the grass.

NO vendor commercial vehicles are permitted, except for workmen during approved daylight hours Monday to Saturday (8AM to 6PM). Sundays and Holidays are quiet times and commercial vehicles are permitted only for emergencies. The gates will turn away commercial vehicles on these days.

Recreational vehicles may be parked overnight in your driveway for 1 night only in preparing for or returning from a trip. A Boat/RV Lot is available for recreational vehicles.

CURBSIDE REFUSE
It is permissible to place covered trash cans and other refuse curbside only on the day of pickup. Please note that loose, filled plastic trash bags and other uncontained items become items of curiosity of our many wild animals. Promptly remove all empty containers.

FLAG POLICY
In general you may fly the American Flag, and the State of Florida flag. Brackets may be attached to the outside footprint wall of your house. Flags displayed from trees, inside windows, or from mailboxes are not permitted. Consult the ARC for approval of pole locations and other types of flags. For complete information read the Flag Policy document on the HOA website.
MAILBOX POLICY

Our community has a mailbox standard. The green boxes and poles seen throughout the neighborhood are required. Contact the ARC at arc@rwhoa.org or visit the www.rwhoa.org website.

GOLF CART POLICY

Many residents own a personal golf cart. The guidelines for use of personal golf carts driven on community roads and common property are:

1. Only licensed drivers are permitted to drive the golf cart.
2. Carts must yield to walkers and bikers and follow normal vehicle “rules of the road.”
3. Front & rear lights are required after dusk.

HURRICANE PROTECTION

Florida Hurricane season extends from June 1st to December 1st. Manatee County has extensive information on their website. In RW the HOA allows the temporary application of additional window/door storm protection products (e.g., shutters). Since they pose safety concerns for emergency entrance or exit in case of fire, these items must be removed when the threat of a severe storm has ended.

PET POLICY

Household pets such as dogs, cats, and birds are welcome in RW. All pet noise should be controlled and they are not allowed to roam free. The Manatee County Animal Ordinance applies to RW pets. You must observe the 8 ft. leash laws. It is your responsibility as a pet owner to clean up and dispose of pet waste.

BOAT/RV STORAGE

The community storage area is available for use only by residents of River Wilderness. It is provided as a convenience for storing those vehicles that are not permitted to be parked in RW driveways or streets. This storage area is located off of Wilderness Blvd. W. between the entrance to Savannah Lakes and the Country Club fitness center. Consult the HOA website or email us for cost and further details.

web: http://www.rwhoa.org
email: rvlot@rwhoa.org

What can be stored in this area?
Items permitted are boats on a trailer, motor homes, and recreational vehicles. Boats, motor homes, and RV’s must display a current Florida license plate and the RW registration decal. The item must be registered to a current resident of River Wilderness. Other resident-owned equipment such as utility trailers, other recreational equipment and empty boat trailers may be authorized based on availability of space. The storage facility accommodates two sizes (25 ft. and 40 ft.). Cost of storage is established by the HOA. It is an annual rate.

What cannot be stored in this area?
Cars, trucks, motorcycles, vehicle trailers, covered vans, boat trailers without a boat, 5th wheelers. No marked commercial vehicles or large equipment. Size limitations will apply.
OTHER COMPLIANCE ISSUES

As a courtesy, listed below are a few common sense reminders for residents of River Wilderness.

1. **Any exterior alteration** or addition (such as paint colors and roof replacements) must be given prior approval from the Architectural Review Committee.
2. **No temporary structures** are permitted to be placed on any lot unless given written approval.
3. **All garbage and recycling containers**, bottled gas tanks and other outdoor equipment must be shielded from the view of all neighbors, streets and the golf course.
4. **No signs** may be placed on any lot without prior written permission.
5. **No commercial** vehicles, boats, RV’s or any other recreational vehicles are permitted to be parked or stored on residential property unless kept fully enclosed inside a structure.
6. **All basketball backboards** and any other game and play structures shall be located on the rear of the site and shall be erected only after the written approval of the Association is obtained.
7. **Any fences, swimming pool or tennis court** to be constructed on any lot shall be subject to the requirements of the Association.
8. **All lawns, landscaping**, sprinkler systems and any property, structure, improvement and appurtenance shall be kept in good, safe, clean, neat and attractive condition, and all structures shall be maintained in finished, painted and attractive condition.
9. **Tree Removal**: ARC approval must be secured before removing canopy trees from personal property. These canopy trees must be replaced within 30 days of removal. Never remove any trees or other vegetation from common area property.

ARCHITECTURAL REVIEW

Why we have an ARC:

The Architectural Review Committee (ARC) oversees the general appearance of the structures in RW. Its primary job is to protect all property owners from adverse community changes that may have a negative impact on the appearance, property values, and quality of lifestyle of the community. The review process is the ARC’s method to control these changes.

When to seek approval:

The Architectural Review Committee (ARC) must be contacted by the homeowner for approval to any exterior additions/changes to the structure prior to commencement of the desired change. Ask if you are unsure whether you need a review. **Again, the time to ask about need for approval is before you make the change. Unapproved changes may require retrofit and further expenses to gain approval.**

Common items requiring approval of the ARC are: exterior paint and roof changes, structural additions, installation of satellite dishes, flag poles, landscaping, landscape lighting, solar panels, tree removal, statuary, sidewalks, driveways, patios, permanent hurricane protection, placement of HVAC equipment, permanent generators, and temporary storage during renovation.

The Review Procedure:

1. Obtain an ARC request form from the HOA office in the RW clubhouse or online at the HOA website.
2. Complete the form. Be careful to include plans, specifications, photos or drawings, paint swatches, and any other necessary descriptive information.
3. Sign and return the completed form to the HOA.
4. ARC members will review the request. Within a few days, reviewed request forms may be picked up at the HOA office, located in the RW Clubhouse.

Your neighbors thank you!

Want to Volunteer?

There are endless opportunities to share your skills and help fill needs in the Manatee County area. Below is a short list with contact information. We’ll add your favorites if you let us know.

1. HOA
   Syble DiGirolamo 941-776-0994

2. Williams Elementary School
   Mari Talmage 941-776-1779

3. Friends of Rocky Bluff Library
   Judy Kreiling 941-776-0144

   941-729-5665

Red Winged Blackbird
Community Contact Information

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<tr>
<th>Category</th>
<th>Email Address</th>
<th>Description</th>
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<tr>
<td>Access and Safety</td>
<td><a href="mailto:access@rwhoa.org">access@rwhoa.org</a></td>
<td>access or safety concerns &amp; questions</td>
</tr>
<tr>
<td>Architectural Review</td>
<td><a href="mailto:arc@rwhoa.org">arc@rwhoa.org</a></td>
<td>landscaping, paint change, exterior changes</td>
</tr>
<tr>
<td>Argus Property Manager</td>
<td><a href="mailto:propertymgr@rwhoa.org">propertymgr@rwhoa.org</a></td>
<td>reporting or questions on community issues</td>
</tr>
<tr>
<td>Assessment Billing</td>
<td><a href="mailto:billing@rwhoa.org">billing@rwhoa.org</a></td>
<td>questions on your HOA account and bills</td>
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<tr>
<td>Boat/RV Storage</td>
<td><a href="mailto:rvlot@rwhoa.org">rvlot@rwhoa.org</a></td>
<td>questions about using the RV storage lot</td>
</tr>
<tr>
<td>Community Standards</td>
<td><a href="mailto:csc@rwhoa.org">csc@rwhoa.org</a></td>
<td>property upkeep and covenants concerns</td>
</tr>
<tr>
<td>Gate Entry - Main</td>
<td><a href="mailto:rwmaingate@rwhoa.org">rwmaingate@rwhoa.org</a></td>
<td>for temporary entry of contractors or guests</td>
</tr>
<tr>
<td>Gate Entry - Islands</td>
<td><a href="mailto:riveislegate@rwhoa.org">riveislegate@rwhoa.org</a></td>
<td>for temporary entry of contractors or guests</td>
</tr>
<tr>
<td>Landscaping/Lakes</td>
<td><a href="mailto:land@rwhoa.org">land@rwhoa.org</a></td>
<td>common grounds</td>
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<tr>
<td>Lakes</td>
<td><a href="mailto:lakes@rwhoa.org">lakes@rwhoa.org</a></td>
<td>ponds and pond maintenance</td>
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<tr>
<td>Open Houses</td>
<td><a href="mailto:openhouse@rwhoa.org">openhouse@rwhoa.org</a></td>
<td>questions on the open house policy</td>
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<tr>
<td>Questions</td>
<td><a href="mailto:info@rwhoa.org">info@rwhoa.org</a></td>
<td>contact information</td>
</tr>
<tr>
<td>Road Issues</td>
<td><a href="mailto:roads@rwhoa.org">roads@rwhoa.org</a></td>
<td>reporting road issues or questions</td>
</tr>
<tr>
<td>Resident changes</td>
<td><a href="mailto:addresschange@rwhoa.org">addresschange@rwhoa.org</a></td>
<td>email address, rental change, contact info.</td>
</tr>
<tr>
<td>Welcome Committee</td>
<td><a href="mailto:welcome@rwhoa.org">welcome@rwhoa.org</a></td>
<td>to contact the welcome committee</td>
</tr>
<tr>
<td>Brook Ridge Board</td>
<td><a href="mailto:brookridge@rwhoa.org">brookridge@rwhoa.org</a></td>
<td>to contact the Brook Ridge Board</td>
</tr>
<tr>
<td>Hammocks Board</td>
<td><a href="mailto:hammocks@rwhoa.org">hammocks@rwhoa.org</a></td>
<td>to contact the Hammocks Board</td>
</tr>
<tr>
<td>Islands of River Wilderness</td>
<td><a href="mailto:islands@rwhoa.org">islands@rwhoa.org</a></td>
<td>to contact the Islands of RW office</td>
</tr>
<tr>
<td>Villas Board</td>
<td><a href="mailto:villas@rwhoa.org">villas@rwhoa.org</a></td>
<td>to contact the Villas Board</td>
</tr>
<tr>
<td>Webmaster</td>
<td><a href="mailto:webmaster@rwhoa.org">webmaster@rwhoa.org</a></td>
<td>issues or questions with the RWHOA Website</td>
</tr>
</tbody>
</table>

Go to our website for current information, documents, forms, etc.

www.RWHOA.org

Examples:
RWHOA Covenants
Emergency Preparedness Guide
RWHOA Architectural Guide

Recent HOA Communications
HOA Schedules & Agendas
Policies, Guides & Forms