

Dear River Wilderness Homeowner

Friendly Reminder: Be a good neighbor - August 12, 2014

Over the past few weeks we have received several general complaints from our residents (and one from an outside real estate agent) that River Wilderness is not being maintained to the standards that our covenants require. In response, we asked our property manager to conduct a detailed survey of the properties. This survey shows that while the great majority of homeowners are diligently maintaining their property, many of us have neglected some aspect of the required maintenance. This is unacceptable. And, if continued it will eventually impact our property values. We each owe it to our neighbors to do our part in maintaining the neighborhood. Are you doing yours?

The paragraphs below come directly from our covenants. They are applicable to everyone in River Wilderness without exception (some neighborhoods, such as the Hammocks have even stricter covenants, but everyone has at least these). This means they ALL apply to YOU. Please note that these are not all of our covenants, they are merely the ones that have the largest number of complaints and violations at the moment - the ones for which we most need a reminder. The issues we are addressing are:

1. Commercial and Recreational Vehicles
2. Maintenance of Premises
3. Speeding, traffic
4. Parking
5. Garbage and Trash
6. Signs
7. Sight Distance - obstructing traffic view

(1). Trucks, Commercial Vehicles, Recreation Vehicles, Mobile Homes, Boats, Campers and Trailers. (Master Covenants 3.17)

(a) No truck, work van or other *commercial* vehicle of any kind shall be permitted to be parked for a period of more than four hours unless such vehicle is necessary in the actual construction or repair of a Structure or for ground maintenance.

(b) No truck, work van or other commercial vehicle, and no recreational vehicle shall be permitted to be parked overnight unless kept fully enclosed inside structure. However, an OWNER may park a recreational vehicle overnight for one night only in preparing for or returning home from a trip.

(c) No boat, boat trailer or other trailer of any kind, camper, mobile home or disabled vehicle shall be permitted to be parked or stored unless kept fully enclosed inside a Structure.

Action: The above paragraphs refer to commercial and recreational vehicles parked in the street or in the driveway. Please make sure these vehicles are properly stored.

(2). Maintenance of Premises. (Master Covenants 3.19)

No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any Plot and no refuse or unsightly objects shall be allowed to be placed or shall be suffered to remain upon any Plot. All lawns, landscaping and 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.

Additionally, it is a Manatee County requirement that grass clippings must not be left in the street. When the first rain comes after a mowing, it sends the clippings into the sewers. This is unacceptable and the homeowner bears the sole responsibility for insuring that this does not happen.

Action: The most common violations of this covenant are **dirty roofs (includes tile and shingle roofs), uncut grass, untrimmed or dead shrubbery, and overgrown weeds.** Please keep your property neat and clean. Roofs should be addressed annually. All of these items are detractors from the beauty of our community.

Also, you must manage your lawn service people and your own mowing so that grass clippings are not left in the street.

(3). Speeding, Traffic. (Master Covenants 3.22)

DECLARANT hereby retains and reserves unto itself the right to set speed limits and other traffic control measures for all vehicles within RIVER WILDERNESS. Each OWNER by acceptance of his deed agrees to obey and follow all such speed limits and other traffic control measures as established from time to time. DECLARANT may impose any reasonable penalties on an habitual violator, including, without limitation, the temporary suspension of driving privileges within the Properties or any portion thereof.

Action. Please obey all traffic signs including the speed limit signs in the neighborhood. Make our neighborhood safe.

(4). Garages, Carports and Storage Areas; Parking.

(Addendum covenants for ALL neighborhoods 6.4)

No garage shall be erected which is separate from the dwelling unit. Each dwelling unit shall have a garage which shall accommodate no less than two, nor more than three, automobiles.

The garage shall be kept clear so that at least two automobiles may be parked therein, and each OWNER shall use his best efforts to park his automobiles in the garage (rather than in the driveway or anyplace else). Automobiles and other vehicles shall not be parked on the lawn, on vacant SITES or on the road right-of-way. No garage shall be permanently enclosed or converted to other use without the substitution of another garage meeting the requirements of this section. All garages must have a minimum width of 22 feet measured from the outside walls of the garage. carports are not permitted. No unenclosed storage area shall be permitted. No enclosed storage area shall be erected which is separate from the dwelling unit. Each dwelling unit shall have a fully enclosed storage facility for garbage and trash

Action: Please insure that your garage is clear so that two vehicles can be parked inside it. And you must make your "best efforts" to park them inside. Vehicles **SHOULD NOT** be parked in your driveway. And they **MUST** not be parked in the street or on lawns.

(5). Garbage and Trash Containers. (Addendum covenants for ALL neighborhoods 6.10)

No lot shall be used or maintained as a dumping ground for rubbish, trash, lawn clippings or other waste. All such waste shall be kept in sanitary containers and, except during pickup, if required to be placed at the curb for pickup, all containers shall be kept within an enclosure approved by the Association to be constructed as part of the dwelling unit (see 6.04 above).

Action: Please remember that you must dispose of your own landscape waste on Wednesday, the designated pick up day. It should be available for pick up from your own property. It is not acceptable to dump your garden waste in the edge of the preserve areas, or other empty lots, or common areas.

(6). Signs. (Addendum covenants for ALL neighborhoods 6.10)

No sign of any kind shall be displayed to public view on any Site or from the inside of any dwelling unit such as by placement in a window, except for the following: (a) the DECLARANT, or the sales agent for the DECLARANT, may place one professional sign on any Site advertising the Site for sale; (b) OWNERS shall not display or place any sign of any character, specifically including "for rent" or "for sale" signs, except that a sign displaying the word "open", not to exceed 2 square feet in size, may be displayed during any time the OWNER or his designated representative is in attendance in the dwelling unit...

Action: Please do not allow vendors to post signs on your property even while working there. Signs are not allowed. Vendors can advertise on the sides of their vehicles - not on your lawn. Your small security signs are permissible within 10 feet of your residence.

(7). Sight Distance at Intersections. (Addendum covenants for ALL neighborhoods 6.12)

No fence, wall, hedge or shrub or other planting, which, in the opinion of the Association, obstructs the line of sight at any intersection or obstructs the sight in a manner considered dangerous by the ASSOCIATION, shall be permitted.

Action: Please check your shrubbery to determine if it obstructs line of sight. Make sure it doesn't interfere with the view from the streets, from your own driveway, and from your neighbors driveway. Keep our community safe.

We recognize that the neighborhood has a few "problem homes" due to foreclosures, bank and rental company ownership. The HOA is working with each of these issues individually. Dealing with these owners is a time consuming process. We are making progress. And we will continue that effort.

We are asking for your help. It is every residents responsibility to maintain their own property. Be a good neighbor. Monitoring, warnings, fines, and liens, and the costs to the HOA (and thus to you), can be totally avoided if you voluntarily comply with the deed restrictions of our community. We need your cooperation. Please review your own property to make sure you are in compliance. We thank you for your efforts.

Your HOA Board