

October 7, 2014

Dear RW Homeowner,

The enclosed notice informs you that at the next HOA Board meeting on October 21, 2014, the HOA Board will pass a resolution to preserve the Protective Covenants and Restrictions for River Wilderness. The enclosed notice is a legal requirement of a new law passed by the State of Florida and requires no action by you. You are welcome to attend the HOA board meeting.

The State of Florida enacted this new law (the Marketable Record Title Act (MRTA)) for the purpose of eliminating property covenants and restrictions that are more than 30 years old. Since the Covenants and Restrictions for River Wilderness were first recorded on December 31, 1984, MRTA would have eliminated our covenants on December 31, 2014, without this action to preserve them. This would not be in the best interests of the River Wilderness property owners.

MRTA permits a homeowners association to preserve their Covenants for another 30 years by adopting a resolution that has been approved by their HOA Board and filing a notice in the public records. Counsel for the HOA has recommended that the Board approve such a resolution and make the filing in the public records, which the Board will do at the October 21 meeting.

The first step in this process, as prescribed by MRTA, is to send notice to all homeowners that a meeting of the Board will be held to pass the required resolution. Following the October 21st meeting, we will send you a second notice that the Board has approved the required resolution and that it has been filed in the public records.

On a different topic, we would like to remind you that the HOA Board sends frequent emails to keep homeowners informed of the day to day operations of the River Wilderness Community. We would like to include all homeowners in these email communications, but cannot do so since we do not have current email addresses for all the homeowners. We ask that if you have not received these emails over the past few months, please send your name and email address to webmaster@RWHOA.ORG and we will include you. We recognize that some of you do not have access to email and thus cannot participate in these email communications. Please note that we send emails only for day to day updates. All homeowners will continue to be informed of the formal and official HOA notices, such as this one, via US Mail.

Sincerely,

Syble DiGirolamo, President
River Wilderness of Bradenton, Inc. Homeowners Association

Encl.

