

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](mailto: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,

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

Encl.

**NOTICE OF MEETING  
OF BOARD OF DIRECTORS OF  
RIVER WILDERNESS OF BRADENTON FOUNDATION, INC.**

On October 21, 2014 at 2:00PM at the River Wilderness Clubhouse, located at 2250 Wilderness Boulevard West, Parrish, Florida 34219, a meeting of the Board of Directors of the Association will be held as follows:

- (a) Call to order by President
- (b) Proof of notice of meeting
- (c) Determine presence of quorum
- (d) New business:
  - (1) Discussion and vote on preservation of the Covenants and Restrictions of River Wilderenss, as further described in the following statutory statement of action:

**STATEMENT OF MARKETABLE TITLE ACTION**

**River Wilderness of Bradenton Foundation, Inc.** (the "Association") has taken action to ensure that the Covenants and Restrictions set forth below, currently burdening the property of its members, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Manatee County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

Declaration and General Protective Covenants in Official Records Book 1100, Page 3266 et seq., as amended by instruments recorded in Official Records Book 1545, Page 1541 et seq., Official Records Book 1751, Page 569 et seq., and Official Records Book 2110, Page 3076 et seq.

Declaration of Restrictions and Protective Covenants for Tract 17, River Wilderness Phase I, as recorded on March 7, 1985 at Official Records Book 1105, Pages 2434 et seq., as amended by instrument recorded in Official Records Book 2110, Page 3099 et seq.

Declaration of Restrictions and Protective Covenants for River Wilderness Phase IIA, as recorded on December 27, 1989 at Official Records Book 1282, Pages 130 et seq., as amended by instruments recorded in Official Records Book 1681, Page 5087 et seq., and Official Records Book 2110, Page 3102 et seq.

Declaration of Restrictions and Protective Covenants for River Wilderness Phase IIB, as recorded on July 2, 1991 at Official Records Book 1341, Pages 635 et seq., as amended by instruments recorded in Official Records Book 1656, Page 241 et seq., Official Records Book 1719, Page 4222 et seq., Official Records Book 1876, Page 6412 et seq., Official Records Book 1979, Page 7615 et seq., and Official Records Book 2110, Page 3096 et seq.

All of the Public Records of Manatee County, Florida, and as amended from time to time.

- (e) Adjournment

Dated: October 7, 2014

BY ORDER OF THE BOARD OF DIRECTORS

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By: William Kobernusz, Secretary