

July 1, 2016

Re: Architectural Approvals Required Prior to Start of Work

Our community standards are maintained by requiring that residents obtain prior approval for changes to our homes and properties. For example, prior approvals are required for new construction, additions, repainting and colors, re roofing and colors/material of roof, canopy tree removal, pool additions, lanai expansions, fences (which require approval and concealing shrubbery), driveway replacement and colors/materials used in driveway, etc. The HOA Board enforces these requirements diligently. We must require them for all changes or we can't enforce major violations. For example, if we don't require prior approvals for your gray roof, we can't uphold the color standards if someone else were to put up a purple and chartreuse roof. At the June board meeting, the board adopted a rule to fine \$100 for any work that is done or started without getting Architectural approval. This rule goes into effect on July 1, 2016. Also note that the HOA can require that any violations that would not have received approvals must be corrected. Please be diligent in asking for these Architectural approvals. Fill out the forms and drop them off at the Club house reception desk. Our approval process is very streamlined and never takes more than 24-48 hours if the requested change is not a violation of the covenants.

Thank you for helping to keep River Wilderness a well maintained neighborhood that we can be proud to call home.

Syble DiGirolamo
HOA President