

September 23, 2016

Re: Violations Reminders from the HOA

The HOA Board has been informed by our Property Manager that there has been a significant increase in the following violations. The HOA reminds residents of our covenants and Architectural policies in these areas.

#### First Reminder - Trash, Recycle and Yard Waste

All waste (rubbish, trash, lawn clippings, and other waste) shall be kept in sanitary containers, and except during pickup, all containers shall be kept within an enclosure approved by the Association to be constructed as part of the dwelling unit. Trash and recycle containers may be placed at the curb for pickup no earlier than sundown the day before pickup and must be removed from the curb at the end of the day of pickup. Yard waste needs to be concealed until it is placed at the curb 24 hours before pickup. When not at the curb awaiting pickup, all trash and recycle containers must be kept out of site (from adjacent streets and properties) in an enclosure, which for most of us, is in our garage.

The pickup schedule, unless delayed by a holiday, is as follows:

Trash pickup: Tuesday and Friday; Recycle pickup: Tuesday only;

Yard Waste pickup: Wednesday only.

#### Second Reminder - Parking

Each River Wilderness residence must have a garage that can accommodate at least two vehicles. This garage must be kept clear such that it can accommodate at least two vehicles. Each owner shall use his/her best efforts to park their vehicles in the garage at all times (rather than in the driveway or anyplace else). It is never permissible to park vehicles on the lawn, on vacant sites, or on the road right-of-way. Garages cannot be converted for other uses. Residents who continuously park 2, 3 and 4 or more cars in their driveways are subject to garage inspections to determine the extent of the violation. Please keep your garages clear for parking cars and please park your cars in your garage at all times.

#### Third Reminder - Trees

Residents are responsible for all trees growing on their property. The tree branches must be kept trimmed at least 7 feet above all sidewalks, the branches must be kept trimmed above the vehicle height over roadways, the branches must be kept trimmed around street lights, and dead branches must be removed. Please check your trees and have them trimmed, if necessary, especially around street lights. Also note that Manatee County requires that homeowners replace canopy trees (typically oaks and not palms) that fall or are removed. Thus, any removal of a canopy tree on your property requires Architectural approval from the HOA.

The HOA will continue to send individual reminder letters as necessary, but please remember these letters use HOA effort and your money. We would much prefer that you as individuals just notice and handle the issues on your own property, and let HOA time and effort go to the common property.

Please note that all three of these covenants (and keeping your roofs and landscaping clean and neat) significantly impact your property values, and impact the desire to purchase homes and live in our community. We appreciate your cooperation.

The HOA Board