



November 11, 2019

Re: RW Community Update

River Wilderness rumors are swirling. Here are the facts as the HOA Board knows them.

Rumor: The Islands will "secede" from River Wilderness.

Fact: The Developer has informed the Master HOA that residents of the Islands asked him if they could establish their own neighborhood, independent of the Master HOA. The Developer is investigating this with his attorney to determine if this is even possible. If and when the HOA Board receives a proposal from the Developer and his attorney, it will need to be reviewed by our HOA attorney. As of today, the HOA Board has received no formal request from the Developer and the HOA Board has made no secret agreements on this matter. The HOA Board has made our attorney aware of the situation.

Rumor: If the Islands "secede" our HOA fees will increase.

Fact: To the contrary, our HOA fees have the potential to decrease. In the past, the Developer has voluntarily contributed funds to cover the expenses of the Islands above the HOA assessments paid by Islands residents. Since Turnover, our budget no longer includes Developer contributions. As of now, without the voluntary Developer contributions, Islands residents assessments do not fully cover the expenses they incur on the RW Master HOA. However, if the Islands does secede, negotiations will be necessary to determine such items as Rules and Fees for mutual access to each of the community gates, the boat ramp, etc.

Rumor: The HOA has engineered an Islands "secession" to help the voting efforts for a Recreation District (RD).

Fact: The establishment of a Recreation District is a decision that will be made by the individual homeowners of River Wilderness. The HOA Board has no vote in the RD process nor has the HOA Board taken a stand for or against the RD as stated in numerous HOA Meetings. Moreover, the RD is defined by a geographic boundary which currently includes the Islands. Whether the Islands ultimately is part of the RW HOA does not automatically remove them from inclusion in the RD.

Rumor: Cypress Glen will "secede" from River Wilderness.

Fact: The Cypress Glen Developer has not made any comments on this topic.

Rumor: Other Neighborhood HOA's will be leaving the Master HOA.

Fact: The Islands is still under control of the Developer. With the Developer and a separate entrance gate, the possibility to "secede" may exist. No other non-Developer controlled sub-HOA within River Wilderness has the ability to "secede" from the Master HOA.

The HOA Board will keep you informed of the facts as we know them.

The HOA Board

River Wilderness of Bradenton Foundation, Inc.