

## **River Wilderness Open House Procedures**

### **(effective 9-1-2022)**

#### **Individual Showings**

Real Estate agents may bring a client into the community between the hours of 8:00 a.m. to 6:00 p.m. to show a home. To authorize this, the homeowner must inform the gate that the home is for sale. The real estate agents must show proper identification for entry.

#### **Individual Resident Open House**

Pursuant to the Declaration of Restrictions and Protective Covenants Phase 1, 2A, 2B (dated 1985, 1989, 1991) Section 6.11, Brookridge 6.11, Villas 6.12, all homeowners may place one "Open House" sign on their property at any time. The homeowner or a designated representative must be in attendance in the dwelling unit while the Open House sign is displayed. If the homeowner expects visitors from outside the community, the homeowner or representative must inform the gate of the individual visitors to allow entry. No enhancements may be added to the Open House sign, no balloons, no flags, etc. No directional signs are permitted in River Wilderness nor at the River Wilderness Gates.

#### **River Wilderness Community Open House**

One Sunday per month, the THIRD Sunday, is designated as "Map" Sunday. On this Sunday only, an HOA designated realtor may provide a map to the Guard at the Main Gate that will include properties "Open" for that day's viewing based on submitted requests.

All visitors will be directed to the Old Tampa gate. If a visitor presents to the Ft. Hamer gate, they will also be directed to the Old Tampa gate. The directions on the map the visitors are provided is configured from the Old Tampa gate in a circumference around the community and is designed to minimize travel within the community.

The guard at the Old Tampa gate will request the visitor present a driver's license for scanning upon arrival to the Open House Sunday. The guard will then distribute a copy of the map to those visitors entering the community to attend an Open House. There will only be ONE map for the guards to distribute. The map must be generic with no company logo, no realtor names, etc. The guard will distribute only the 'sanctioned' Map (no promotional material of any kind), which will include the address of any properties submitted to [OpenHouse@rwhoa.org](mailto:OpenHouse@rwhoa.org) requesting inclusion in Open House viewing.

The established viewing time is from 1 p.m. to 4 p.m. on the third Sunday. Only one sign is permitted in front of each "Open House", and someone must be in attendance while the home is Open. No enhancements may be added to the sign or mailbox, no balloons, no flags, etc. No directional signs are permitted in River Wilderness nor at the River Wilderness Gates.

One Open House directional sign can be placed at the Old Tampa entrance and one Open House directional sign can be placed at the Ft. Hamer entrance. The signs must be placed on River Wilderness property (inside the sidewalk/utility line). A generic 'Open House' sign, supplied by the HOA, will be used. The signs will be stored in the Gate Houses when not in use. No signs should be placed on the County right-of-way along Old Tampa Road or Ft. Hamer Road.

Any Homeowners and any Realtors may submit a property for “Map” Sunday. The request should be emailed to: [OpenHouse@rwhoa.org](mailto:OpenHouse@rwhoa.org) . Requests must be received no later than Wednesday at midnight, prior to the scheduled Sunday to provide enough time for the ‘mapper’ to produce the map/listing.