

December 11, 2020

Re: Enforcement of Six Foot Hedge Height

Dear Homeowner,

In recent weeks, the River Wilderness of Bradenton Foundation, Inc. Board of Directors has received complaints from residents concerning hedges that are too tall or not trimmed in a neat appearance. The HOA Board has tried to resolve these complaints as individual issues but it has become apparent that over the years too many residents have allowed their hedges to grow too tall and grow too wide. The HOA Board must enforce the hedge covenant equally and fairly for all residents.

The Hedge Covenant

Section 3.14 of the Master Declaration states in part, "...no hedge or shrubbery abutting the Plot lines shall be permitted with a height of more than six feet without prior written approval ...". In addition, Section 3.19 states in part, "All lawns, landscaping and sprinkler systems and any property, Structure, improvement and appurtenance shall be kept in good, safe, clean, neat and attractive condition...".

Hedge height rule

Master Declaration Section 3.14 permits exceptions to the 6 foot limit with written approval. Therefore, all hedges and shrubs on the Plot line shall be trimmed to 6 feet unless the HOA Board is notified **in writing signed by adjoining owners** that adjoining owners agree to a taller hedge on their adjoining Plot lines. The Board will then grant written approval of the hedges in excess of 6 feet as agreed by the adjoining owners, and this agreed variance will apply to that hedge on that property going forward, regardless of changes in property ownership. All hedges are to be kept in neat and attractive condition regardless of height. If a hedge has grown so wide that it cannot be trimmed without entering the neighbor's property, it will be deemed to be on the Plot line and be subject to the 6 foot height limitation. Note, the 6 foot height limit is only for hedges/shrubs **on the Plot line** and does not apply to hedges/shrubs around your house or lanai cage or HOA common areas.

Going Forward

Therefore, the Board will immediately clear all prior hedge violations, provide each owner with a "clean slate" for previous hedge violations and provide owners with time to trim their noncompliant hedges and/or obtain the written consent of the adjoining plot owner for a hedge taller than 6 feet. Neighbors wanting approval of hedges in excess of 6 feet should notify the HOA Board in writing signed by adjoining plot owners on or before January 14, 2021. The Board will restart enforcement of Sections 3.14 commencing February 1, 2021 and our Property Manager will begin documenting and mailing hedge violations to homeowners using the above hedge height rule. Everyone's cooperation and support are required so we can apply the rules equally and fairly. The HOA Board believes that enforcement of our Declaration of Covenants and Rules is critical to maintaining the ambiance of our community and supporting property values. We ask for your cooperation and support.

The Board of Directors
River Wilderness of Bradenton Foundation, Inc.