

## **River Wilderness Open House Procedures (effective 10-03-2017)**

### **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. 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, no balloons, no flags, etc. No directional signs are permitted in River Wilderness nor at the River Wilderness Gates.

The guard will distribute a copy of the map to those people 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. Guards 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. Homeowners and Realtors may submit a property for Map Sunday by sending an email to: [OpenHouse@rwhoa.org](mailto:OpenHouse@rwhoa.org).

Gate Guards will have an Open House Visitor Form for anyone entering the gate for the Open House. The visitor will fill out the form and present a driver's license for photographing. The photos/forms will be kept for two weeks after the Open House for security purposes.

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. Manatee Beautiful Volunteers are authorized to remove any signs placed in the right-of-way.

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 7 days prior to the scheduled Sunday to provide enough time for the 'mapper' to produce the map/listing.