

River Wilderness Homeowners Association

A DEED RESTRICTED COMMUNITY

Architectural, Landscape and Lake Guidelines

Policy Supplement to
Declaration of Restrictions and Protective Covenants
for River Wilderness
Phase I (Tract 17), February 8, 1985
Phase II-A, December 7, 1989
Phase II-B, June 10, 1991

Brookridge, Hammocks, Islands & Villas have their
own policy supplements in addition to these

Guidelines Approved: 06/26/2009

Revision 0	06/26/2009	Effective 07/01/2009
Revision 1	02/13/2013	
Revision 2	11/19/2019	Effective 11/19/2019
Edits (a)	01/04/2020	
Revision 3	11/17/2020	Effective 11/17/2020
Revision 4	12/11/2020	Effective 12/16/2020

INTRODUCTION

River Wilderness is a DEED RESTRICTED COMMUNITY

It is the express goal of the RIVER WILDERNESS HOMEOWNERS ASSOCIATION to enhance the quality of life in our neighborhood while also preserving property values by securing the cooperation of ALL homeowners in complying with these guidelines. Success in this effort will benefit the entire community.

ALL changes proposed to the exterior of your home and/or property must be submitted in writing to the River Wilderness Homeowners Association (RWHOA) or its Management Company. This includes, but is not limited to, color selections for exterior house and trim, landscaping, colors/stains for driveways and walkways, gutter installation, pool and/or lanai additions, etc. The Color Palette Book, containing the approved color palettes for exterior home painting, may be obtained from the Architectural Review Committee chairperson. The RWHOA web page (www.rwhoa.org) or the Management Company will supply the current chairperson's contact information. Obtain the Architectural Review Form and a detailed list of the required accompanying documents from the Management Company. Send the completed "Architectural Review Form with any attachments, to the Management Company. This request will then be forwarded to the Architectural Review Committee (ARC). The ARC must review all proposed improvements or changes to your property, per the deed restriction documents and will do so in a timely manner.

Failure to request changes in writing for formal approval could result in additional delays and expense to you, the homeowner. Any changes made without approval are subject to reversal at the homeowner's expense.

Approval will be in writing on the submitted request, or a modified request and will include a date for compliance, when appropriate. It will also include a notice to the homeowner that failure to comply in full by the date specified would be a violation of the Covenants and may result in a fine of up to **\$100** per day. A copy of each Approved Request will be sent to the Property Manager for follow up. Failure to comply will be brought to the attention of the Property Manager and the homeowner will be notified that they are in violation and may be subject to a fine.

Please do not proceed with any changes without formal approval just because your neighbor has, for example, a wooden fence or non-clear hurricane shutters. These items may have been grandfathered and are not currently an approved item. They are not valid justification when applying for approvals or modifications to your home.

River Wilderness Homeowners Association Architectural, Landscape and Lake Guidelines

Homeowners leasing their property are responsible for informing their lessee of all regulations and the homeowner is responsible for any misuse or damage to common area property including boat ramp.

During a construction or improvement project, the homeowner shall not store any items in the front yards. The homeowner is responsible for the actions of contractors. Damaged sidewalks, neighboring property and common areas must be repaired or replaced in a timely manner by and at the expense of the homeowner making the modification.

The following guidelines are provided to easily identify items that will assist all homeowners in making appropriate requests for modification of their home site while adhering to the River Wilderness Homeowners Documents.

Approval of a modification allows for only that particular modification with the specifications provided Approval is valid for six (6) months only. After that, the approval is void and a new request must be submitted. Any changes proposed after original approval must be presented as another written ARC request and are, subject to another review and approval. For example, if a homeowner gets approval for a 10x12 foot pool they cannot put in a 15x40 foot pool, nor does it allow for changes in materials used.

These guidelines are subject to change and are to be used in co-existence with specifications of the River Wilderness Homeowners Documents.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

Change Notice

The following proposed changes have been made in Revision 2 - 11/19/2019

- 1) Section I - B, Fencing / Hedges, added references to Declaration 3.14.
- 2) Section I - C, Outdoor Equipment, Pumps, Garbage Cans and Recycle Bins, added reference to Declaration 3.10.
- 3) Section I - F Painting and Exterior House Colors, 1, added, the Color Palette Book lists the color palettes and the combinations of colors that may be used on the house, trim, front, side and the garage doors.
- 4) Section I - F Painting and Exterior House Colors, 2 (b) replaced with,
 - b) House painting scheme as outlined in the Color Palette Book is as follows:
 - i) Painted areas of the house may be two colors, a base color and a trim color.
 - ii) The front door color (accent) may be chosen from a different color scheme than the base and trim colors.
 - iii) The side garage door must be painted the base color or accent (front door) color.
 - iv) The garage door must be painted either the base color or the trim color. Alternatively, the garage door may be painted a *harmonizing* color (shades lighter or darker) compatible with the Base or Trim color within the approved color palette, but only with RWHO A BOD approval.
 - v) Additional house trim, such as soffits, soffit boards, window frames, doorframes, gutters, downspouts, etc., is acceptable in standard manufactures' colors of white, brown or beige. Homeowners may also paint trim in one of the solid colors of the house as selected from approved color palette, but only with RWHO A BOD approval. If a third color is used as accent or transition, it must be a mute shade that is compatible with the Base or Accent color. A third harmonizing color may be used on shutters or to accent architectural features.
- 5) Section I - N, Hurricane Shutters, added reference to Declaration 3.14.
- 6) Section I - U, Fishing, added references to all Declarations restricting fishing.
- 7) Section II - B, Trees and Shrubs, deleted, (b) Manatee County Tree Regulations.
- 8) Section II - B, Trees and Shrubs, added reference to Canopy Tree List found in the Tree Guidelines Document at www.rwhoa.org.
- 9) Section III - A, Approved Mailbox and Post, added, reference to the Mailbox Repair Document at www.rwhoa.org.
- 10) Section IV, Lake, Canal, Harbor and River Usage Standards and Guidelines, deleted.
- 11) Attachment, updated, Architectural Approval Form.
- 12) Attachment, added, Map of Lakes with "Catch and Release" fishing policy.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

Edits and Corrections

The following typographical errors have been corrected:

- 1) Section I - B-1 (f), Fencing / Hedges, changed C-1 (e) to B-1 (e) above. (01-04-2020)

River Wilderness Homeowners Association Architectural, Landscape and Lake Guidelines

The following proposed changes have been made in Revision 3 - 11/17/2020

B. Fences

1. b. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery.

Change to:

1. b. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery (to cover 80% of the fence within two years or two growing seasons).

1. c. Fence material may be PVC, Aluminum, Wrought Iron,...

Change to:

1. c. Fence material may be PVC, Aluminum, Wrought Iron (black only), ...

2. c. Fence material may be PVC, Aluminum, Wrought Iron,...

Change to:

2. c. Fence material may be PVC, Aluminum, Wrought Iron (black only),...

2. d. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery.

Change to:

1. d. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery (to cover 80% of the fence within two years or two growing seasons).

F. Painting and Exterior House Colors

- ii) The front door color (accent) may be chosen from a different color scheme than the base and trim colors.

Change to:

- ii) The front door color (accent) may be any (non-neon) color and requires RWHO A BOD approval.

- iii) The side garage door must be painted the base color or accent (front door) color.

Change to:

- iii) The side garage door (pedestrian) must be painted the base color or accent (front door) or trim color.

S. Antennas, Flagpoles, Banners, Wind Generators and Satellite Dish

Add:

- 1 b Owner Lots may have no more than two flagpoles per lot. Only one flagpole may be installed on any one side of a lot, that is, one flagpole in front, one on each side, or one at the rear of the property.

M. Propane Tanks

3. Any propane tank above ground must be hidden from public view with shrubbery.

Change to:

3. Any propane tank above ground must be hidden from public view with appropriately sized shrubbery (to cover 80% of the view within two years or two growing seasons).

River Wilderness Homeowners Association Architectural, Landscape and Lake Guidelines

The following change has been made in Revision 4 - 12/16/2020.

The following Enforcement of Six Foot Hedge Height letter was US Mailed to all owners on 12/11/2020.

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.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

Table of Contents

- I. Architectural Guidelines**
 - A. Decks / Lanais / Patios
 - B. Fences
 - C. Outdoor Equipment, Pumps, Garbage Cans and Recycle Bins
 - D. Gutters and Downspouts
 - E. Mailboxes and Posts
 - F. Painting and Exterior House Colors
 - G. Playground Equipment and Swing-Sets
 - H. Roofs
 - I. Screens: for Lanai's, Entries, Garage Doors and Pool Enclosures
 - J. Swimming Pools
 - K. Wells
 - L. Window Treatments
 - M. Propane Tanks
 - N. Hurricane Shutters
 - O. Driveways and Walkways
 - P. Home and Yard Maintenance Items and Grills
 - Q. Nuisances
 - R. Boat Ramp
 - S. Antennas, Flagpoles, Banners, Wind Generators and Satellite Dishes
 - T. Decorations
 - U. Fishing

- II. Landscape Guidelines**
 - A. Lawns
 - B. Trees and Shrubs
 - C. Fencing / Hedges

- III. Approved Mailboxes and Post**
 - A. Mailbox Guidelines
 - B. Mailbox Installation Guidelines

River Wilderness Homeowners Association Architectural, Landscape and Lake Guidelines

I. Architectural Guidelines

A. Decks / Lanais / Patios

1. Rear decks, lanais or patios may be expanded or extended, with RWHOA ARC review and approval, using concrete or pavers. Changes must account for setback requirements and easements.
2. No wooden deck expansions or extensions are allowed.
3. All roof extensions **MUST** be attached to existing roof with same pitch and roofing covering.
4. Permits must be obtained as required by Manatee County.

B. Fences

Mission: To define and specify the Fencing Guidelines for RWHOA, Inc. The original intent of the community's development and how this interacts with the existing documents must be considered. These guidelines were created to protect the original intention of an open, and lakefront / water access community. Restriction of fence (or screening) styles, types, colors and material is necessary to maintain both the ambience and property values of the River Wilderness Community.

1. General Fencing Guidelines:

- a. Prior to installation of a fence, the homeowner must submit the Architectural Review Form and receive written approval from RWHOA ARC.
- b. Fence color must be white, beige or tan, or similar neutral color and be hidden from public view with appropriately sized shrubbery (to cover 80% of the fence within two years or two growing seasons).
- c. Fence material may be PVC, Aluminum, Wrought Iron (black only), or any other material approved by the ARC/BOD and installed a minimum of three (3) feet inside of surveyed lot line.
- d. No new wooden fences are allowed in River Wilderness Community.
- e. Fences and all associated materials shall be of good quality and installed in a safe and professional workman-like manner. It is home owner's responsibilities to use licensed and insured individuals or companies; if not, then provide a signed waiver of liability.
- f. If owner installed, must be in compliance with B-1 (e) above, no exceptions.
- g. All fences must be installed per applicable building codes. Fencing must comply with current State and Manatee County building codes.
- h. Permits must be obtained as required by Manatee County.
- i. Any fences damaged for any reason may not be replaced without prior RWHOA ARC approval. Any replacement fencing must meet the current guidelines for the particular lot under review.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

- j. All fences must be properly maintained, free from discoloration, in good repair and in good condition as determined at the sole discretion of the ARC. Owner is responsible for timely and professional workman-like repair. If the ARC determines a fence is not being properly maintained and the Owner fails to repair or replace the fence in a timely fashion, it will be removed or repaired by the Association and all expenses and costs incurred as a result of such removal or repair shall be borne by the Owners.
- k. Fencing and/or plant material may not be installed so as to block any view or access to lakes, ponds, retention, and mitigation areas on any lots that are designated for access for the maintenance of these bodies of water.
- l. Fencing guidelines are divided into categories depending on type of lot: Golf Lot, Lake Lot, (including Lake Corner Lots) / harbor lots and Lots facing common area.
- m. Homeowners may not hang any material over fences that can be viewed from neighboring property or from the street. For example, this includes, but is not limited to, towels, rugs, clothing items, plastic floating rafts, etc.

2. Lake / Golf / Harbor / River Lots:

- a. Lake Lots include lots on lakes, ponds, and retention and mitigation areas. Harbor Lots include lots on all harbors. River lots are these located directly on the Manatee River.
- b. Approved fences must not extend out into the side yard beyond the sidewall of the house. Fences must not be placed beyond of the rear most solid wall on either side of the house more than ten (10) feet.
- c. Fence material may be PVC, Aluminum, Wrought Iron (black only), or any other material approved by the ARC/BOD.
- d. Fence color must be white, beige or tan, or neutral color and shielded from public view with shrubbery (to cover 80% of the fence within two years or two growing seasons).
- e. Fences shall be no higher than six (6) feet (preferably four (4) feet). Fence style may be with a flat or picket top.
- f. Fence may be lined inside with fine wire mesh (i.e. cage screening) for smaller animals if needed.
- g. No privacy fences are allowed on Lake, Golf or River Lots. (Privacy fences are defined as fences with four-inch (4") slats, one inch (1") apart or vertical shadowbox fences up to six (6) feet in height.)
- h. Lake Corner Lots (Lots adjacent to Lake Lots). Fences on these lots fall under the same guidelines as Lake Lots.
- i. For privacy purposes, only hedges, as approved by the RWHOA BOD, may be used.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

1. Lots facing common area:

- a. Fence material must be PVC.
- b. Fence color must be white, beige or tan, or neutral. Fence style must be four-inch (4") slats, one inch (1") apart. Fence style may be with a flat or picket top or vertical shadowbox, and heavily shrub to be concealed from neighbors with shrubbery.
- c. Fences must not be more than six (6) feet in height (preferably (4) feet).
- d. Fences must be installed at or behind the rear most solid wall on either side of the back of the house.
- e. Fences may extend to the back property line as well as the side property line and installed minimum of three (3) feet inside of surveyed lot line. Fences along common property and back property lines must contain gates to facilitate ease of maintaining these areas.
- f. Fence sections and support posts must be installed in such a manner such that support posts, all other panel bracing, cross-members and support members shall not face outward, toward or be visible from adjacent lots or the street.
- g. Fences shall be kept in good repair as determined by the ARC, in its sole discretion, or must be removed. Loose, leaning, warped, unsightly or dangerous panels, supports or individual fence members shall not be allowed to remain. Owner is responsible for timely and professional workman-like repair. If the Owner fails to repair or replace the fence in a timely fashion, the Association shall remove or repair the fence as provided in Article 7. 7.01 of these Guidelines.
- h. Grandfathered wooden fences must be kept in good repair and free from discoloration. In the event such previously constructed wooden fences are damaged or destroyed, they must be replaced with approved fence material and in accordance with the Fencing Guidelines in effect at the time of replacement. The Owner prior to construction must obtain RWHOA ARC approval.

2. Other Fencing Allowed:

- a. Hedges - Shall be maintained in a trimmed and shaped fashion at height of fence (if applicable) but shall not exceed six (6) feet in height (Article 3.14).

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.

- b. All new plantings of hedges must be submitted to the RWHOA ARC for approval
- c. For privacy purposes, only hedges as approved by the RWHOA BOD, may be used

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

C. Outdoor Equipment, Pumps, Garbage Cans and Recycle Bins:

1. All garbage and trash containers, swimming pool equipment, sprinkler pumps, motor generators, air conditioners and other such outdoor equipment must be out of sight. They may be underground or walled-in or sight-screened by fencing or shrubbery. If fenced in, adequate landscaping to hide fences shall be installed around these facilities and maintained by the Owner. (Article 3.10)
2. Garbage cans, garbage, yard waste trimmings and recycle bins shall not be put out to the curb earlier than sundown the night prior to the County's scheduled pick up day. Consult the trash removal contractor for approved sizes of receptacles and days assigned for refuse pick up.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

3. Large volumes of waste may be put out twenty-four (24) hours before scheduled pick up.
4. Dumpsters or Storage Pods must be registered and approved using Form 1004.

D. Gutters and Downspouts

1. Gutters, downspouts, soffit vents and associated hardware may be standard colors white, brown or beige or they may be painted to match existing approved house base or accent color as listed in the River Wilderness Color Palette Book and subject to RWHOA ARC approval.

E. Mailboxes and Posts

1. Mailboxes and posts must be uniform and supplied as stated in Mailbox Repair document at www.rwhoa.org. This document contains repair, installation and pricing information.
 - a. Mailboxes must be green and standard sized. They must be no more than ten (10) inches high, seven (7) inches wide and twenty (20) inches in depth.
 - b. No character, animal shapes or embellishments of posts or mailboxes are permitted.
 - c. Mailbox posts must be between four-and-one half (4-1/2) feet and five (5) feet tall from the top of the post to the ground. Homeowners may put their last name and / or address on the mailbox.
2. Mailboxes that are dirty or have mildew must be cleaned.
3. Replacement of shared mailbox posts is the responsibility of each homeowner having a mailbox on that post.
4. If the above "Mailbox and Posts" guidelines are followed, no ARC request is required.
5. See the Mail Box Repair document at www.rwhoa.org for "Approved Mailbox Post Drawings".
6. All non-standard mailboxes that have been grand fathered **MUST** be replaced with an approved mailbox at the time the house is sold.
7. Contact the RWHOA / ARC or Management Company with any further specific questions pertaining to mailboxes and / or mailbox posts.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

F. Painting and Exterior House Colors

2. The established Color Palette Book is available from the Architectural Review Committee Chairman and at www.rwhoa.org. The RWHOA Management Company can furnish the Architectural Review Form and the contact information for the current ARC Chairman, or may be found on the www.rwhoa.org website. The Color Palette Book lists the color palettes and the combinations of colors that may be used on the house, trim, front, side and the garage doors. A house must not have more than three main colors.
3. Paint colors for your house, trim and doors must be submitted to the ARC, selected from colors published in the established Color Palette Book, approved by the RWHOA BOD and complies with the following guidelines:
 - b) House colors must be different than houses on either side of your lot or the house across the street. No two adjacent houses may be the same color.
 - c) House painting scheme, as outlined in the Color Palette Book, is as follows:
 - i) Painted areas of the house may be two colors, a base color and a trim color.
 - ii) The front door color (accent) may be any (non-neon) color and requires RWHOA BOD approval.
 - iii) The side garage door (pedestrian) must be painted the base color or accent (front door) or trim color.
 - iv) The garage door must be painted either the base color or the trim color. Alternatively, the garage door may be painted a *harmonizing* color (shades lighter or darker) compatible with the Base or Trim color within the approved color palette, but only with RWHOA BOD approval.
 - v) Additional house trim, such as soffits, soffit boards, window frames, doorframes, gutters, downspouts, etc., is acceptable in standard manufactures' colors of white, brown or beige. Homeowners may also paint trim in one of the solid colors of the house as selected from approved color palette, but only with RWHOA BOD approval. If a third color is used as accent or transition, it must be a mute shade that is compatible with the Base or Accent color. A third harmonizing color may be used on shutters or to accent architectural features.
 - d) The intent of the color palette is so that homes in River Wilderness are similar in the use of warm, neutral colors throughout the neighborhood. Unusual, bright, vivid or neon colors are not permitted.
 - e) Doors will not be repainted a color other than the original color without prior ARC approval.
3. Home improvement and paint supply outlets have the ability to match any paint color. By taking the page from the Color Palette Book containing the approved selection to the store, an exact match can be made. Otherwise, as long as an owner's submitted sample colors are similar to or in the range of the palette, it will be acceptable.

G. Playground Equipment and Swing Sets

1. All playground equipment must have approval from the ARC. Approvals are good for two (2) years.
2. This equipment is considered temporary and must be removed at time of the house being sold.
3. Equipment may not be any taller than the top of the gutter line of a home.
4. Equipment may not be visible from the street and must be landscaped from view of any

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

neighbors.

5. Playground equipment must be properly anchored to resist high winds.
6. Portable basketball goals or other sports equipment are not permitted to remain in the front of the home when not in use. They cannot be permanently installed. They must be stored out of sight in the garage or behind shrubs or fence when not in use.
7. Portable basketball goals must not face the street while in use (players must use the private driveway as the basketball court during use).
8. If portable basketball goals or sports equipment are in violation of these guidelines, they will be subject to removal.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

H. Roofs

1. Tile, Metal and Asphalt shingles are permitted. Asphalt shingles must be in the **Timberline Architectural** or similar style as approved by the RWHO A BOD.
2. Shingle colors must be in the spectrum of the RW color palette or as approved by the RWHO A BOD.
3. Tile roofs are permitted to be replaced with Asphalt **Timberline Architectural** or similar style to be certified to minimum of an ASTM D33131, Class F, and 100 mph wind resistance.
4. Low Slope roofs are not permitted.
5. Flat pan roofing is not permitted.
6. Solar heat or electric panels may be installed on the roof. RWHO A ARC approval is required regarding the appropriate positions of any panels (subject to Florida Statute 163.04).
7. **Roofs located in River Wilderness Phase II-B (Savannah Lake Development and The Islands, MUST be of Tile construction and MUST be maintained as TILE.** Article 6.06 (Amendment #2 and #3) of the Declaration Phase II-B.
8. Roofs are to be kept in clean, neat, attractive condition (Article 3.19).

I. Screens; for Lanais, Entries, Garage Doors and Pool Enclosures

1. All screens shall be maintained in good repair, i.e. shall not be ripped or in need of other repair.
2. Screen doors are subject to the approval of the RWHO A BOD.
3. Rollaway (or phantom / hidden) screens are permitted on front entry doors.
4. Screened entries are subject to the approval of the RWHO A BOD.
5. Pool cage enclosures will be white, bronze or grey aluminum. No other colored materials are permitted. No opaque or painted screens allowed.
6. Pool cages shall not exceed the height of between the first floor of the home and half the peak of the house roof. Exceptions may be granted for two-story homes.
7. Low slope roofs are not permitted.
8. Retractable garage door screens are prohibited.

J. Swimming Pools

1. Pools will be caged and will not have fences.
2. All pool equipment will be out of the view from the front of the house, the same-side neighbor, harbor and the golf course. Owner may use enclosures or hedges for this purpose.
3. Refer to the "Screens" section (Section I.) for the pool cage guidelines.
4. Solar heat panels may be installed on the roof. RWHO A ARC approval is required regarding the appropriate positions of any panels (subject to Florida Statute 163.04).

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

K. Wells

1. Well and any equipment must be hidden from view by fence and shrubs. They are under the same Governmental water restrictions as county water users.

L. Window Treatments

1. Drapes, mini-blinds, vertical blinds, etc. are encouraged.
2. Commercial words or signs are not permitted.
3. Obscene words or designs are not permitted.
4. Temporary window treatments, such as sheets, will be allowed for short periods of time, and no greater than 30 days. Newspapers and / or foil are not permitted.
5. Interior vinyl windowpane inserts (e.g. grids, grilles, etc.) must be kept in same condition as originally installed. Broken or damaged pane inserts must be repaired, replaced or removed completely. All windows facing the street must be uniform in appearance with regard to windowpane inserts and / or their removal.
6. Hurricane shutters must have approval.
Refer to Section P, "Hurricane Shutters".
7. Decorative exterior shutters must have approval by the RWHOA BOD. Shutters must be painted in the approved color palette.
8. Lanai shading
Roll-up screens are subject to ARC review and RWHOA BOD approval.
9. Awnings
 - a. Retractable awnings are only allowed in the lanai area and are to be RWHOA BOD approved.
 - b. Awnings must be maintained in good repair, and material must be canvas or other similar fabric.
 - c. Metal awnings are not allowed.

M. Propane Tanks

1. Permanent installation of any ASME propane tanks must be underground.
2. Any propane tank 100 gallons or less may be above ground but **MUST** be anchored per NFPA 58 or Manatee County building codes.
3. Any propane tank above ground must be hidden from public view with appropriately sized shrubbery (to cover 80% of the view within two years or two growing seasons).

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

N. Hurricane Shutters

1. The hurricane season, as stated by the National Oceanic and Atmospheric Administration (NOAA), runs from 1 June through 30 November of each calendar year. No hurricane protection systems will be erected / installed prior to or remain on River Wilderness residences outside the above dates. In the event there is a storm threat, as stated by NOAA, which is outside the defined period, hurricane / storm protection systems will be permitted for installation and subsequent removal on a short term basis in accordance with Article 3.14.
2. This section pertains to hurricane systems that are erected / installed by homeowners only during an imminent threat of a hurricane / storm strike as issued by NOAA, State of Florida, and / or Manatee County for our area.
 - a. During an actual and imminent hurricane threat most all types of hurricane protection systems are acceptable i.e., accordion, windscreens and etc.
 - b. Protection systems are normally erected / installed seven (7) calendar days prior to the actual strike and then must be removed within the seven (7) calendar days immediately following the storm event, (following Manatee County all clear announcement) providing another storm is not in the quadrant.
 - c. If the erection / installation of protection systems does not require permanent structural changes to the residence (hangers, hinges, straps, etc.), then an **ARC request form will not be needed.**
3. This section pertains to owners who will be absent and who wish to erect / install shutters for the entire hurricane season (June 1st to November 30th) or a major portion thereof.
 - a. Lexan or clear panels are the **only** hurricane protection system that will be approved for covering windows and entryways for the entire seasonal period.
 - b. RWHOA BOD approval is required for this **deviation**.
 - c. Hurricane protection systems (as approved in 3-b) may only be installed during the June 1st to November 30th hurricane season.
4. The above Hurricane Shutter guidelines balance the needs and requirements of absentee residents and considerations of owners living full time in River Wilderness. The exterior appearance of homes in River Wilderness is clearly affected by activation of hurricane protection systems, and permanent activation of the systems should be held to a minimum level to preserve our attractive community.
5. No shutters will be stored on the exterior of the residence. The type of shutters stored in manufactured container box, (such as electric or manual rolldown), attach permanently to the house and painted to blend with the exterior must be approved in writing by the RWHOA ARC.
6. **There is also cause for concern that windows covered for a hurricane event prevent egress/ingress in case of fire or another emergency. Those issues are the responsibility of each homeowner.**

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

O. Driveways and Walkways

1. Driveways and walkways shall be constructed of concrete or pavers.
2. Concrete may be stained, sealed or painted with concrete stain, sealer or paint in an approved color. An RWHO A ARC approval is required before work is started
3. Pavers require RWHO A ARC approval as to style, color, shape and location.
4. Public sidewalks shall not be stained, sealed or painted in any manner.
5. Approved colors are listed in the RW Home Color Palette book. This book is available from the current ARC Chairperson and at www.rwhoa.org. The Management Company will provide the Chairperson's phone number.
6. Weeds mold and grass growing between cracks in driveways and sidewalks and at edge of street must be killed and removed. This is also true for spaces between pavers.

P. Home and Yard Maintenance Items and Grills

1. Grills of any kind (not limited to propane and charcoal) must be stored in the lanai at the back of the house (shielded from the golf course or navigable water) or in the garage when not in use.
2. No home or yard maintenance items, such as, but not limited to, wheel barrows, small trailers, leaf blowers, PVC pipes, bricks, leftover materials, etc. shall be stored in view. These items are an eyesore when viewed from windows or yards of any neighboring homes. These items must be stored in the garage.
3. Garden hose carriers may be mounted on the outside wall of the home but only on sidewalls or back walls. They may also be placed in the yard area next to an outside water faucet but only at the sides or back of the home.

Q. Nuisances

1. River Wilderness's DRPC (Article 3, 3.21 "Nuisances") states that "No Owner shall cause on a Lot or permit to come from his Lot any unreasonable noises or odors. No Owner shall commit on his lot or permit to be carried on his Lot any nuisance, any immoral or illegal activity or anything which may be an annoyance or a noxious or offensive activity to the neighborhood."
2. Noise nuisances will include, but are not limited to: uncontrolled barking of dogs; loud music emanating from inside the dwelling, yard, lanai, or vehicles; fireworks; parties or any gathering; faulty air conditioning or pool equipment; early morning or late evening maintenance; construction; and vehicle repair. Nuisances will be enforced according to the local Manatee County codes.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

R. Boat Ramp

1. The boat ramp is private and exclusively for the use and enjoyment of all homeowners and their guests from sunrise through sunset. A homeowner must be present when any guest uses the boat ramp and is responsible for the compliance of any guests with these rules and regulations. No persons under eighteen (18) years of age may use the boat ramp without a parent or guardian over the age of eighteen (18) years present.
2. Each homeowner or guest *must* obey all "Idle" or "No Wake" zone signs.
3. The following activities are strictly **prohibited** in or on the boat ramp and related common property;
 - a. Harassment or feeding of Manatees
 - b. The cleaning of fish
 - c. The making of boat repairs of any type
 - d. Swimming in the vicinity of boat ramp
 - e. Parking in grassed areas
 - f. Littering
 - g. Such other activities that have the tendency to result in the annoyance or offense of other homeowners and their guests in the use and enjoyment of the boat ramp, park and dock by other homeowners and their guests.
 - h. Please use the provided fishing line disposal bin.
4. Violation of any River Wilderness or governmental Manatee protection measure shall constitute ground for terminating or revoking a homeowner's privilege of using the boat ramp, park and/or dock. Violation will be reported to the appropriate regulatory agency for enforcement.
5. The RWHO A BOD may suspend, restrict, terminate or revoke any homeowner's right to use the boat ramp, park and / or dock upon receiving a complaint or comments that a homeowner or his / her guests have violated any of these rules and regulations.
6. Homeowners leasing their property are responsible for informing their lessee of all regulations and the homeowner is responsible for any misuse of the boat ramp.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

S. Antennas, Flagpoles, Banners, Wind Generators and Satellite Dish

1. To the extent feasible, all antennas must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other residents of the community, if this placement would still permit reception of an acceptable quality signal. The Board of Directors of the Association may promulgate rules and policies on suitable locations for each lot. (In accordance of Article 3, 3.08 and Policy A-2.)
 - a. No antennas or structure may extend in height above roof of the house.
 - b. Owner Lots may have no more than two flagpoles per lot. Only one flagpole may be installed on any one side of a lot, that is, one flagpole in front, one on each side, or one at the rear of the property
2. **What Flag can be flown**

American flag, if several flags are flown on one pole at the same time, the American flag is always on top.
State of Florida flag
Flags representing the United States Armed Forces.
Special occasion flags.
3. **Where Flag can be flown**
 - a. Flag poles erected according to specification and in locations approved by the Architectural Review Committee.
 - b. From brackets attached to the outside footprint wall of your home.
 - c. **May not** be attached to mailboxes, mail posts or erected within ten (10) feet of mail delivery space
 - d. **May not** be hung from inside of any home window.
4. **When Flag can be flown**
 - a. American, State of Florida Flag may be flown 24 hours, 7 days a week. The American Flag **MUST** be lighted if flown after dusk.
 - b. U.S. Armed Forces flag on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veteran's Day.
 - c. College/University, sports teams, special occasion flag may fly 1 to 4 days.
 - d. Holiday and seasonal flags may fly up to 14 days.
5. **Banners**
 - a. Small banners are to be displayed near the residence.
 - b. Holiday banners may be displayed up to 14 days and one month for seasonal and decorative purposes.
 - c. No banners are to be attached to the mailbox or mailbox post except holiday bunting.

T. Decorations

1. No person shall install or maintain on any lot any decorative lights, or similar items, without prior written approval of the Association; provided however, that nothing herein shall prohibit the use of seasonal holiday decorative lights, ornaments and displays between Thanksgiving and January 10.

River Wilderness Homeowners Association Architectural, Landscape and Lake Guidelines

U. Fishing

The Master Declaration of Restrictive and Protective Covenants (December 31, 1984) does not mention fishing. Sub-association/phase documents do specify fishing restrictions as follows.

1. The Phase I Declaration (February 8, 1985) does not prohibit fishing. Phase I includes: Brookridge, the Golf Course, Lakeside Circle, Old Orchard Lane, the Villas, Wilderness Blvd. West and Wilderness Blvd. East (3001-3606). Therefore, fishing is permitted in Phase I lakes that can be reached without crossing or trespassing on other resident's private property (except with express permission of the property owner). For lakes where fishing is permitted the RW HOA and the RW Club have always advocated a "catch and release" policy. The Club does not permit trespassing across the golf course. This means some residents may fish in Phase I lakes that are adjacent to their own property and that there are a few Phase I lakes where all residents may fish. All residents may fish in the Phase I lakes (13, 18, 19, 24, 25) that are identified on the attached map.
2. The Hammocks Declaration (October 27, 1996) does not prohibit fishing. Therefore, fishing is permitted in The Hammocks lakes that can be reached without crossing or trespassing on other resident's private property (except with permission of the property owner). For lakes where fishing is permitted, The Hammocks has always advocated a "catch and release" policy. The Hammocks lakes where all residents may fish include lakes 41, 43, 44, 45 and, 48).
3. Fishing is **prohibited** in any lake within River Wilderness Phase II-A, as stated in the Declaration of Restrictive and Protective Covenants Phase II-A, December 7, 1989, section 3.04 (d). This includes Laurel Oak Lane, part of Little Country Road, and Wilderness Blvd. East (#2901 to #2995).
4. Fishing is **prohibited** in any lake within River Wilderness Phase II-B, as stated in the Declaration of Restrictive and Protective Covenants Phase II-B June 10, 1991, section 3.04 (d). This includes Grandview, the rest of Little Country Road, Oak Ridge Drive, part of Woodland Fern Drive and Woodland Terrace.
5. Fishing is **prohibited** in any lake within River Wilderness Phases D1 and I as these phases were added to Phase II-B per Amendment for Phase II-B, November 11, 2001. This includes part of Savannah Lakes Drive and Island Estates Drive.
6. Fishing is **prohibited** in any lake within River Wilderness Phase D2 as this phase was added to Phase II-B per Amendment for Phase II-B, May 17, 2002. This includes the remainder of Savannah Lakes Drive.
7. Fishing is **prohibited** in any lake within River Wilderness Phases J and K as these phases were added to Phase II-B per Amendment for Phase II-B, December 20, 2004. This includes Chardonnay Terrace and Creole Court.
8. **The Islands of River Wilderness**
All harbors, bridges, home sites, shores and bodies of water within The Islands of River Wilderness are private property and are designated as No Fishing areas except with permission of the property owner. Fishing is allowed for all residents of River Wilderness in the community boat ramp/dock area.

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

II. Landscape Guidelines

Minor landscaping, such as shrub removal and replacement with like item, adding flowers to existing gardens and re-sodding dead lawn areas, does not require RWHO A ARC approval.

A. Lawns

1. Dead grass is to be removed within one (1) calendar month under normal circumstances.
2. Routine maintenance:
 - a. Lawns must be kept mowed. No grass will be allowed to exceed six (6) inches in height.
 - b. Weeds must be kept under control.
 - c. Edging must be performed to keep a clean line along the roadway, driveway and sidewalks.
 - d. Weeds and grass growing between cracks in driveways and sidewalks and at edge of street must be killed and removed.
3. Clippings must be blown back into the yard or swept up and removed.
 - a. Clippings are not permitted to be blown or swept into the street to be an eyesore to the neighborhood.
 - b. Clippings left in the street are washed into the storm sewers and become a nuisance in the lakes to which they drain. Grass clippings promote algae growth and the algae requires spraying by our lake management company - adding expense to all homeowners.
 - c. Clippings should never be blown directly into any lake.
4. Lawns must be sodded with natural grass (St. Augustine (Classic or Floratam)) or upgrade to Empire Zoysia is permitted as of 1/1/2009, as described in Homeowners Documents.
5. At no time will walkways and / or planting areas exceed approximately half of the available front lawn area unless approved by the RWHO A ARC.
6. Back yards, when in view of other properties, must also have natural grass of at least half of the available lawn area unless approved by the RWHO A ARC.
7. Prior to commencing with any landscaping project, the homeowner must proceed through the proper approval process, which is submitting the Architectural Review Form and receiving written approval prior to proceeding with any changes or improvements.

B. Trees and Shrubs

1. Dead trees or shrubs:
 - a. Are to be removed and replaced within 60 days after approval from the RWHO A ARC. Old stumps must be removed or ground, the area leveled and sodded.
 - b. Canopy trees must be replaced with canopy trees from the approved canopy tree list found in the Tree Guidelines Document (www.rwhoa.org).

**River Wilderness Homeowners Association Architectural,
Landscape and Lake Guidelines**

2. A request may be made to omit replacement of a dead tree or shrub, but if approval is given by the RWHO A ARC, then:
 - a. The grass is to be appropriately filled in to grade.
 - b. Grass or other landscape material is to be used in its place.
3. Boulevard trees are to be replaced, and waivers cannot be granted by the RWHO A as Manatee County governs this area.
4. When planting tree and shrubbery additions, approximately one-half of the available lawn area must be natural grass unless approved by the RWHO A ARC.
5. Tree limbs overhanging public sidewalks must not be allowed to hang down so that they impede those that walk on the sidewalks. Trees must be trimmed to be a minimum of seven (7) feet above public sidewalks.
6. Pruned tree limbs, leaves or clippings from palms, shrubs and other yard waste should **not** be put out to the curb more than twenty-four (24) hours prior to the scheduled pick up time. Leaves, limbs and clippings must not be allowed to enter storm drains.

C. Fencing / Hedges

1. Hedges - Shall be maintained in a trimmed and shaped fashion at height of fence (if applicable) but shall not exceed six (6) feet in height (Article 3.14).

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.

2. Refer to Architectural Guidelines, Section "B", "4. Other Fencing Allowed".

River Wilderness Homeowners Association Architectural, Landscape and Lake Guidelines

III. Approved Mailbox and Post

Mailboxes and posts must be uniform and comply with the 2006 River Wilderness standard in both style and color. There are standards for both single and shared post mailboxes. Two types of mailboxes were installed in River Wilderness.

1. Type 1, from Beautiful Mailbox Company, is of welded construction.
2. Type 2 (installed in Savannah Lakes), from Creative Mailbox Designs, contains a support bracket and Mailbox which is bolted or clamped to the post.

Refer to the Mailbox Repair document at www.rwhoa.org (Documents, Community Guides and Forms) for installation, repair, ordering and pricing information.

A. Mailbox Guidelines

1. Some original RW standard wooden mailboxes have been “grand fathered” to the 2006 owner. These non-standard mailboxes **MUST** be replaced with 2006 approved mailboxes at the time the homes are sold or when the original mailbox requires replacement/major repair. Repairs with non-standard posts or mailboxes are not acceptable.
2. The Bayou and Savannah Lakes have some original neighborhood standard metal mailboxes that have also been “grand fathered” to the 2006 owner. These non-standard mailboxes **MUST** be replaced with 2006 approved mailboxes at the time the homes are sold or when the original mailbox requires replacement/major repair. Repairs with non-standard posts or mailboxes are not acceptable.
3. The Hammocks, Brookridge, and Islands of River Wilderness mailboxes have a “neighborhood” standard that is specific to these neighborhoods. These mailboxes **MUST** be repaired or replaced to comply with their neighborhood standard mailboxes.
4. Mailboxes must be Hunter Green and standard sized (squared with a peaked roof). They must be no more than ten (10) inches high, seven (7) inches wide and twenty (20) inches in depth. The flag is Gold.
5. No character, animal shapes or embellishments of posts or mailboxes are permitted.
6. Mailbox posts must be between four and one half (4 ½) feet and five (5) feet tall from the top of the post to the ground. House numbers are on an address panel below the box.
7. Mailboxes and posts can be decorated in the month of December only. The holiday decorations cannot interfere with the ease of Post Office mail delivery.
8. Mailboxes that mildew must be cleaned.
9. Replacement of shared mailbox posts is the responsibility of each homeowner having a mailbox on that post.
10. Contact the RW HOA or Management Company with further questions on mailboxes or posts. The HOA will require that any non-standard installations be remedied.

B. Mailbox Installation Guidelines

1. Position the bottom of your mailbox 41 to 45 inches above the curb (ground level) or 44 to 48 inches above street level. It should be high enough to minimize being hit by side view mirrors and still reachable when accessing the mailbox from a vehicle.
2. Position the front of your mailbox 4 to 6 inches back from the curb. It should be far enough back to minimize being hit by vehicles and still reachable when accessing the mailbox from a vehicle.



Owner's Request for Architectural Approval

IMPORTANT
- For a faster approval, it is imperative the owner initials the Disclaimer on page 2 and signs the "Owner's Signature" field.
- Please provide samples when applicable.
- Architectural review approvals are needed for all major property projects: i.e.: painting, roof repair and replacement, solar panels, driveways, major landscaping (including tree removal/replacement) and general maintenance (applies to other exterior projects.)
Please note: All approvals are subject to easements and restrictions of records.

Owner to Complete:

Property Owner Full Name: _____

Property Address: _____

Owner Telephone Number: () _____

Alternative Number: () _____

Owner Email address: _____

Expected Start Date: _____ Estimated Completion Date _____

Change Requested: _____

Location - ATTACH A COPY OF THE PLOT PLAN/SURVEY, DRAWING OR PICTURE INDICATING THE LOCATION OF THE PROPOSED CHANGE/INSTALLATION: _____

Dimensions: _____

Material: _____

Color - sample(s) or color chip must be provided _____

Called _____
P/U _____

Please initial DISCLAIMER on page 2 and sign the "Owner's Signature" field

This request form is to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval BEFORE any work commences. **Please complete both pages and drop them off at the River Wilderness Community Center at 1 Wilderness Blvd.) or mail them to River Wilderness, c/o Argus Property Management, Inc., 2477 Stickney Point Road, #118A, Sarasota, FL 34231.**

DISCLAIMER

Per the Governing Documents: OWNERS ARE RESPONSIBLE FOR THE WORK/ACTION OF PERSONS UNDER THEIR EMPLOY, DIRECTION OR AUTHORITY. Homeowner is completely responsible for any/all damage to common property, including repair cost. Please supervise the work to ensure that damage to common areas does not occur or is incurred. ALL REQUESTS MUST CONFORM TO THE LOCAL ZONING AND BUILDING REGULATIONS AND OWNERS ARE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS, IF YOUR REQUEST IS APPROVED.

(Owner's Initials _____) Please sign and date.

Owner's Signature: _____

Date Signed: _____

Owner's Address: _____

SITE PLANS AND COLOR SAMPLES MAY BE REQUIRED, PHOTOS AS NECESSARY

Office Use Only

Received by ___ Argus ___ Community Center Date _____

Approved Approved with Condition Denied

(Print Name) _____

Signature _____

Date _____

Comments _____

Copy and attachments to be processed and filed.

River Wilderness Mailbox Installation and Repair



Bolted Mailbox

See the [Mailbox Repair](#) document at

www.rwhoa.org

for repair, installation
and pricing information.



Welded Mailbox

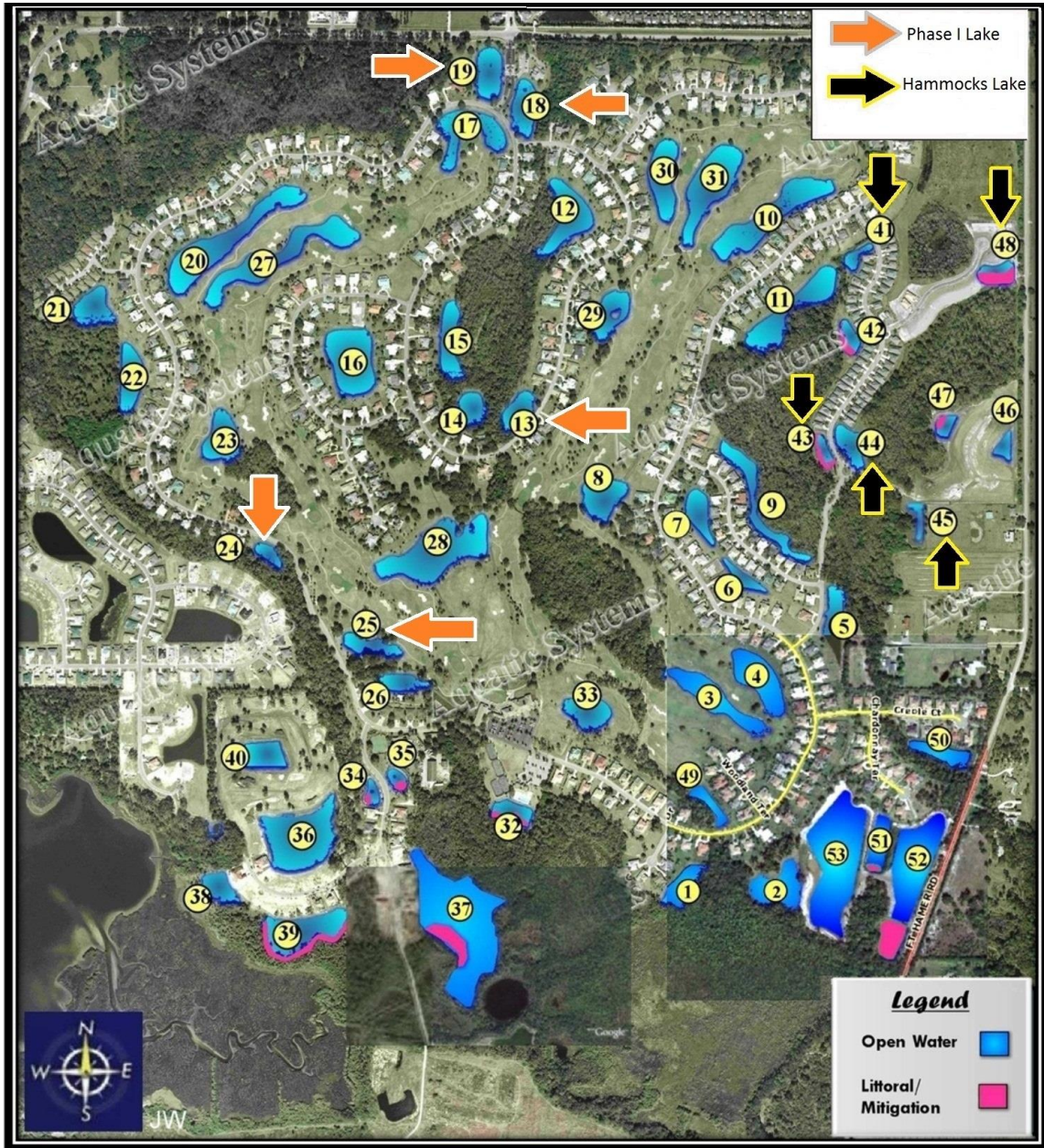
See the [Mailbox Repair](#) document at

www.rwhoa.org

for repair, installation
and pricing information.

**River Wilderness Homeowners Association Architectural,
Landscape, Lakes and Harbor/River Guidelines**

**Fishing Permitted Lakes
“Catch and release”**



**CAUTION - BEWARE OF ALLIGATORS
IN ALL RIVER WILDERNESS LAKES AND PONDS**

**DO NOT FEED ALLIGATORS
DO NOT DISTURB ALLIGATORS
DO NOT APPROACH ALLIGATORS**