

# **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

### **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. Homeowners who are leasing properties are responsible for the actions of their lessees in adhering to all HOA 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) [Architectural Review Committee \(arc@rwhoa.org\)](mailto:arc@rwhoa.org) 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.**  
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**The [Color Palette Book](#), containing the approved color palettes for, exterior house and trim, and driveways are linked here. [Color Palette Book](#)**

Send the completed Architectural Review Form with any attachments to [Architectural Review Committee](#). for review and approval by the Architectural Review Committee per the deed restriction documents.

The Architectural Review Committee will respond to the homeowner, in most cases within 7 business days regarding commencement of project.

Approval will be in writing on the submitted request and will include a date for completion. A copy of the approved request will be sent to the ARC Committee and the Property Manager. Follow-up to determine project completion and compliance will be done by the ARC Committee, and the completed request will be kept on file at the Community Center. Failure to comply with guidelines will result in notification to the homeowner that they are in violation and may be subject to a fine.

Failure to request changes in writing for formal approval could result in additional delays and expense to the homeowner. Any changes made without approval are subject to reversal at the homeowner's expense. Failure to comply with reversal of unauthorized work would be a violation of the Covenants and may result in a fine of up to \$100 per day.

The following guidelines are intended to assist homeowners in making appropriate requests for modification of their home site while adhering to the River Wilderness Homeowners Documents.

Approval of a modification is valid for six (6) months only and applies only to the specific modification requested. Any alterations to the original request must be submitted in writing and are subject to another review and approval. If the project is not started within 6 months after approval, a new ARC request must be submitted.

During a construction or improvement project, the homeowner shall not store any items in the front yard. 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.

**Road Damage:** Homeowners are responsible for all damage to River Wilderness roads caused by any party performing work on their property. It is the homeowner's responsibility to make their contractors and subcontractors aware of the requirement for prior approval of road use when there is a possibility of damage due to road conditions. All roads within River Wilderness are PRIVATE ROADS, not public roads. For this Agreement, "roads" will include the roadbed, curbs, and culverts. Photographs will be taken before and upon completion of construction or improvement activities on your property. The Architectural Review Committee will survey the roads to determine if any damage to the road beyond normal wear and tear occurs. If repair work is required because of inappropriate use of the roads by heavy equipment or vehicles during construction or other improvement activities, River Wilderness may assess compensatory costs.

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

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## I. Architectural Guidelines

### A. Decks / Lanais / Patios

1. Rear decks, lanais or patios may be expanded or extended, with Architectural Review Committee review and approval, using concrete or pavers. Changes must account for setback requirements and easements. **“6.02. Building Setbacks. Building setbacks shall be thirty (30) feet in the front, fifty (50) feet in the rear, and ten (10) feet on the sides. All measurements are to the base of the nearest Structure. If the dwelling unit includes a screened in “Florida” room, patio, swimming pool or the like at the rear, then a rear setback of thirty-five (35) feet is permitted instead of fifty (50). If any setback imposed by Manatee County is greater than that set forth herein, the greater figure shall apply.”**
2. No wooden deck expansions or extensions are allowed.
3. All roof extensions **MUST** be attached to the existing roof with the same pitch.
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 the Architectural Review Committee
- 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 Architectural Review Committee, and installed a minimum of three (3) feet inside of the surveyed lot line.
- d. No new wooden fences are allowed in 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 the homeowner's responsibility to use licensed and insured individuals or companies; if not, then provide a signed waiver of liability.
- f. If the fence is installed by the owner, it must be installed following B-1 (e) above, no exceptions.
- g. All fences must be installed according to the applicable building codes. Fencing must comply with the 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 review.

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- 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 because of such removal or repair shall be borne by the Owners.
- k. Fencing and/or plant material may not be installed 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 includes lots on lakes, ponds, and retention and mitigation areas. Harbor Lots include lots on all harbors. River lots are 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 the rearmost 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.

### 3. Lots facing common area

- a. Fence color must be white, beige or tan, or neutral or black. 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 shrubbed to be concealed from neighbors with shrubbery.
- b. Recommended height for fences is 4 feet, and fences may not be more than 6 feet in height.
- c. Fences must be installed at or behind the rear most solid wall on either side of the back of the house
- d. Fences may extend to the back property line as well as the side

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property line and be installed a 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.

- e. Fence sections and support posts must be installed in such a manner 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.
- f. Fences shall be kept in good repair as determined by the Architectural Review Committee, in its sole discretion, or must be removed. Loose, leaning, warped, unsightly or dangerous panels, support 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 7.01 of these Guidelines.
- g. 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 Architectural Review Committee approval.

### 4. Other Fencing Allowed/Hedges -Landscape & Hedges on Plot Line

- 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 and signed by adjoining owners

that both owners agree to a taller hedge on their adjoining Plot lines. The Board will

then grant written approval of the hedges more than 6 feet as agreed by the adjoining owners, and this agreed variance will apply to the 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 Architectural Review Committee.

**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

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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.

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 [ARC POD/DUMPSTER Request](#).

#### **a. 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 Architectural Review Committee approval.

#### **b. Mailboxes and Posts – General**

**Two types of mailboxes were installed in River Wilderness.**

- **Type 1, from Beautiful Mailbox Company, is of welded construction.**
  - **Type 2 (installed in Savannah Lakes), from Creative Mailbox Designs, contains a support bracket and Mailbox which is bolted or clamped to the post.**
2. Mailboxes and posts must be uniform and supplied as stated in the [Mailbox River Wilderness Standards](#).
    - 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. A 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. All non-standard mailboxes that have been grandfathered **MUST** be replaced with an approved mailbox at the time the house is sold.

### Mailbox Guidelines - Specifics

- 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.
- 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.
- The Hammocks, Brookridge, and Islands of River Wilderness mailboxes have a

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"neighborhood" standard that is specific to these neighborhoods. These mailboxes MUST be repaired or replaced to comply with their neighborhood standard mailboxes.

- 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.
- No character, animal shapes or embellishments of posts or mailboxes are permitted.
- 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. House numbers are on an address panel below the box.
- 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.
- Mailboxes that are mildewed must be cleaned.
- Replacement of shared mailbox posts is the responsibility of each homeowner having a mailbox on that post.
- 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.

### Mailbox Installation Guidelines

- 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.
- 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.

**F. Exterior Paint** -The intent of the color palette is so that homes in River Wilderness present a harmonious picture throughout the neighborhood.

1. 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.
2. Paint colors for your house, trim and doors must be submitted to the Architectural Review Committee selected from colors published in the established [Color Palette Book](#), approved by the RWHOA BOD and adhere to the following guidelines:
3. 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. House painting scheme, as outlined in the [Color Palette Book](#), is as follows:
  - a. Painted areas of the house may be three colors, a base color, a trim color, and a front door accent color.
  - b. The side garage door (pedestrian) must be painted with the base color, trim color or accent color.
  - c. 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.
  - d. Window frames, doorframes, downspouts, etc., are acceptable in standard manufactures' colors of white, brown or beige, or in one of the solid colors of the house as selected from an approved color palette. If an additional color is used as accent or transition, it must be a muted shade that is compatible with the Base or Accent color.

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- e. Roof trim such as soffits, soffit boards and gutters may be painted a color that coordinates with roof coloring.
4. Home improvement and paint supply outlets can 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.

## **G. Playground Equipment and Swing Sets**

- All playground equipment must have approval from the Architectural Review Committee
- This equipment is considered temporary and must be removed at the time of the house being sold, unless a statement has been received from the purchasers that they want the equipment to remain.
- Equipment may not be any taller than the top of the gutter line of a home.
- Playground equipment must be properly anchored to resist high winds.
- 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.
- Portable basketball goals must not face the street while in use (players must use the private driveway as the basketball court during use).
- If portable basketball goals or sports equipment are in violation of these guidelines, they will be subject to removal.

## **H. Roofs**

Tile, Metal and Asphalt shingles are permitted. Asphalt shingles must be **Timberline Architectural** or similar style as approved by the RWHOA

BOD.

- Shingle colors must be in the spectrum of the RW [color palette](#) or as approved by the RWHO A BOD.
- 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.
- Low Slope roofs are not permitted.
- Metal roofing may be flat pan design if that style coordinates with style of house and is in a color that is within the color spectrum of the [Color Palette Book](#) or is approved by the Architectural Review Committee.
- A combination of roofing styles & materials (i.e. metal and shingle) may be used if that coordinates with the style of the house. Solar heat or electric panels may be installed on the roof. RWHO A ARC Committee approval is required regarding the appropriate positions of any panels (subject to Florida Statute 163.04)
- **Roofs located in 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.** "Roofs shall have a minimum pitch of 5/12 and shall be constructed of tile, hand-sawn or split cedar shake, slate, asphalt (heavy timberline or better), concrete or other composite materials first approved in writing by ARC Committee. Flat roofs on screened porches or patios may be permitted only if located to the rear of the dwelling unit and first approved in writing by ARC Committee."
- Roofs are to be kept in clean, neat, attractive condition (Article 3.19).

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

- All screens should be maintained in good repair, i.e. they should not be ripped or in need of other repairs.

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- Screen doors are subject to the approval of the Architectural Review Committee
- Rollaway (or phantom / hidden) screens are permitted on front entry doors.
- Screened entries are subject to the approval of the Architectural Review Committee
- Pool cage enclosures will be white, bronze or grey aluminum. No other colored materials are permitted. No opaque or painted screens allowed.
- 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.
- Low sloped roofs are not permitted.
- Retractable garage door screens are prohibited.

## J. Swimming Pools

- All pools will be in-ground, and will be caged, and will not have fences.
- All pool equipment will be out of view from the front of the house, the same side neighbor, harbor and the golf course. The owner may use enclosures or hedges for this purpose.
- Refer to the "Screens" section (Section I.) for the pool cage guidelines.
- Solar heat panels may be installed on the roof. Architectural Review Committee approval is required regarding the appropriate positions of any panels (subject to Florida Statute 163.04).

## K. Wells

- Wells and any equipment must be hidden from view by fence and shrubs. Well irrigation adheres to the same Governmental water restrictions as county water users.

## L. Window Treatments

- Drapes, mini-blinds, vertical blinds, etc. are encouraged.
- Commercial words or signs are not permitted. Obscene words or designs are not permitted. • 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.
- Interior vinyl windowpane inserts (e.g. grids, grilles, etc.) must be kept in the 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 regarding windowpane inserts and /or their removal.
- Hurricane shutters must have approval. Refer to Section N, "Hurricane Shutters". • Decorative exterior shutters must have approval by the Architectural Review Committee. Shutters must be painted in the approved color palette.
- Lanai shading Roll-up screens are subject to Architectural Review Committee review and approval.
- Awnings
- Retractable awnings are only allowed in the lanai area and are to be Architectural Review Committee approved.
- Awnings must be maintained in good repair, and material must be canvas or other similar fabric.
- Metal awnings are not allowed.

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## M. Propane Tanks

- Permanent installation of any ASME propane tanks must be underground.
- Any propane tank 100 gallons or less may be above ground but **MUST** be anchored per NFPA 58 or Manatee County building codes.
- 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).

## N. Hurricane Shutters

- 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 temporary 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.
- 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.

- During an actual and imminent hurricane threat most types of hurricane protection systems are acceptable, i.e., accordion, windscreens etc.
- 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. • 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.**

This section pertains to **owners who will be absent and who wish to erect / install shutters for the entire hurricane season** (June 1<sup>st</sup> to November 30<sup>th</sup>) or a major portion thereof.

- Lexan or clear panels are the **only** hurricane protection system that will be approved for covering windows and entryways for the entire seasonal period.
- Architectural Review Committee approval is required for this deviation. • Hurricane protection systems (as approved in 3-b) may only be installed during the June 1<sup>st</sup> to November 30<sup>th</sup> hurricane season.
- 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.
- No shutters will be stored on the exterior of the residence. The type of shutters stored in a manufactured container box, (such as electric or manual roll-down), attach permanently to the house and are to be painted to blend with the exterior and must be approved in writing by the RWHOA ARC.
- 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

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the responsibility of each homeowner.

#### O. Driveways and Walkways

- Driveways and walkways shall be constructed of concrete or pavers.
- Concrete may be stained, sealed, or painted with concrete stain, sealer, or paint, in an approved color. RWHOA ARC approval is required before work is started.
- Pavers require RWHOA ARC approval as to style, color, shape, and location. • The paint or coating from the sidewalk to the curb, within the confines or width of the driveway **MUST** have a non-slip additive mixed or added into the coating.
- Approved colors are listed in the RW [Color Palette Book](#).
- Weeds, mold and grass growing between cracks in driveways, 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

- 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.
- No home or yard maintenance items, such as, but not limited to, wheelbarrows, 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.
- 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

- 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."
- 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.

## R. Boat Ramp

- 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 person under eighteen (18) years of age may use the boat ramp without a parent or guardian over the age of eighteen (18) years present.
- Each homeowner or guest must obey all "Idle" or "No Wake" zone signs.
- The following activities are strictly **prohibited** in or on the boat ramp

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and related common property.

- ❖ Harassment or feeding of Manatees
  - ❖ The cleaning of fish
  - ❖ The making of boat repairs of any type
  - ❖ Swimming in the vicinity of boat ramp
  - ❖ Parking on grass near the boat ramp
  - ❖ Littering
  - ❖ Please use the provided fishing line disposal bin only for fishing line. Do not place trash in the disposal bin.
- 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.

- The RWHOA 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.
- 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.

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

- 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 RW HOA BOD may promulgate rules and policies on suitable locations for each lot. (In accordance with Article 3, 3.08 and Policy A-2.)
- No antennas or structures may extend in height above the roof of the house. • 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

**Flags – In accordance with Florida State Statute 720.304 “Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW MIA flag.”**

**If the United States Flag is flown with another flag, the United States Flag must be on top.**

### Where Flag can be flown

- Flag poles erected according to specification and in locations approved by the [Architectural Review Committee](#).
- From brackets attached to the outside footprint wall of your home.
- **May not** be attached to mailboxes, mail posts or erected within ten (10) feet of mail delivery space
- **May not** be hung from inside of any home window.

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**RiverWildernessHomeownersAssociationArchitectural, Landscape and Lake Guidelines**

### When Flag can be flown

- American, State of Florida and U.S. Armed Forces Flags may be flown 24 hours, 7 days a week. The American Flag **MUST** be illuminated if flown after dusk.
- College/University, sports teams, special occasion flags may fly 1 to 4 days.
- Holiday and seasonal flags may fly up to 14 days.

### Banners

- Small banners are to be displayed near the residence and not attached to the mailbox.
- Holiday banners may be displayed from 14 days and up to one month for seasonal and decorative purposes.

## Decorations

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

**T. Fishing** – Refer to the following link for detail: [Fishing 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, do not require

[Architectural Review Committee](#) approval.

### A. Lawns

1. Dead grass is to be removed within one (1) calendar month under normal circumstances.
2. Routine Maintenance:
  - Lawns must be kept mowed. No grass will be allowed to exceed six (6) inches in height.
  - Weeds must be kept under control.
  - Edging must be performed to keep a clean line along the roadway, driveway and sidewalks.
  - 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.
  - Clippings are not permitted to be blown or swept into the street to be an eyesore for the neighborhood.
  - Clippings left in the street are washed into the storm drains and promote algae growth in the lakes into which they drain. The algae then require spraying by the lake management company, which adds expense to all homeowners.
  - Likewise, clippings should never be blown into any lake or pond.
4. Lawns must be sodded with natural grass such as St. Augustine (Classic or Flora tam) or upgrade to Empire Zoysia (added to Homeowner Documents in 2009)
5. Landscaped areas and walkways must not exceed more than half of available front lawn area.
6. Backyards in view of other properties must also have natural grass on at least half of the area.

### B. Trees and Shrubs

1. Dead trees or shrubs:
  - Dead trees or shrubs should be removed and replaced within 60 days after approval from the [Architectural Review Committee](#) Old stumps must be removed or ground, the area leveled and sodded.
  - Canopy trees must be replaced with canopy trees from the approved canopy tree list found in the [Tree Removal and Replacement Document](#). **PLEASE NOTE:** If you remove a street tree without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed

landscape architect stating the tree presents danger to persons or property, you are required to replace it per the Land Development Code. This documentation is to be provided to RW HOA ARC.

- You must meet the tree type requirements as detailed in the link above.
  - After removal, the ground is to be appropriately filled in to grade.
  - Grass or other landscape material is to be used in its place.
2. Boulevard trees are to be replaced, and waivers cannot be granted by the RWHOA as Manatee County governs this area [Manatee County Tree Removal Again](#), before removal consult with a certified arborist and obtain documentation. This documentation is to be provided to RW HOA ARC.
  3. When planting tree and shrubbery additions, approximately one-half of the available lawn area must be natural grass unless approved by the [Architectural Review Committee](#)
  4. 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.
  5. 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. Hedges/Fencing** – Refer to Section 4. Above

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## **Owner's Request for Architectural Approval**

Either email completed form to [arc@rwhoa.org](mailto:arc@rwhoa.org), or drop it off in the gray 'drop box' at the Community Center

### **IMPORTANT**

- *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 provide complete details regarding project specifics and owner's contact information. •
  - Please provide samples and detailed project sketches when applicable, and sign application.
- Please note: All approvals are subject to easements and restrictions of records.**

**Owner to Complete:**

*Please note: All approvals are subject to easements and restrictions of records.*

**Date:** \_\_\_\_\_ **Property Owner Name:** \_\_\_\_\_

**Property Address:**

\_\_\_\_\_ **Property Owner**

**Phone Number:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_ **Estimated**

**Start Date:** \_\_\_\_\_ **Estimated Completion Date:** \_\_\_\_\_ **Change**

**Requested:**

\_\_\_\_\_

—

\_\_\_\_\_

—

\_\_\_\_\_

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\_\_\_\_\_

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

\_\_\_\_\_

—

\_\_\_\_\_

**\_ Dimensions:** \_\_\_\_\_

**Material:** \_\_\_\_\_

**Color ID # or Attach a Color Chip** \_\_\_\_\_

**Please initial DISCLAIMER below and sign the "Owner's Signature" field**

This request form is to be completed by the homeowner and submitted to the [Architectural Review Committee](http://arc@rwhoa.org) (ARC) for approval BEFORE any work commences. Please complete both pages and: email to [arc@rwhoa.org](mailto:arc@rwhoa.org) or drop it off at the **River Wilderness Community Center at One Wilderness Blvd.** or mail to: **River Wilderness**

**Community Center One  
Wilderness Blvd.  
Parrish, FL 34219**

**DISCLAIMER-HOMEOWNER RESPONSIBILITY/ROAD DAMAGE:**

Per the Governing Documents: **OWNERS ARE RESPONSIBLE FOR THE WORK/ACTION OF PERSONS UNDER THEIR EMPLOY, DIRECTION OR AUTHORITY.** THE 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 corrected if incurred.

The Undersigned understand they are responsible **for all damage to River Wilderness roads caused by any party performing work on their property. It is the homeowner's responsibility to make their contractors and subcontractors aware of the requirement for prior approval of road use when there is a possibility of damage due to road conditions. For this agreement, "roads" will include the roadbeds, curbs, and culverts.**

All roads in River Wilderness are PRIVATE. Photographs must be taken before work commences and submitted with the ARC form. Upon completion of work photographs must be submitted to The River Wilderness On-Site Property Manager to determine if any damage to the road beyond any normal wear and tear occurs. If repair work is required because of inappropriate use of roads by heavy equipment or vehicles during construction or other improvement activities, River Wilderness may assess compensatory costs.

ALL REQUESTS MUST CONFORM WITH THE LOCAL ZONING AND BUILDING REGULATIONS AND OWNERS ARE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS, IF YOUR REQUEST IS APPROVED.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_

**Office Use Only – (Please do not write in the area below)**

Received by: \_\_\_ Community Center: \_\_\_ Committee: \_\_\_\_\_ Date: \_\_\_\_\_

Approved as submitted Approved with Condition(s) Denied

(Print Name)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

ARC Committee Follow-Up Date