

# River Wilderness Homeowners Association **Community Resource Guide**



**River Wilderness of Bradenton Foundation, Inc.**  
1 Wilderness Blvd.  
Parrish, Florida 34219  
([www.rwhoa.org](http://www.rwhoa.org))

## Welcome!

We are pleased you chose River Wilderness as your new home. We are your Homeowners Association and work for you and the community in maintaining our common property and standards throughout our beautiful community. You have found a very special gated community offering a country club lifestyle. You can enjoy play on an extraordinary golf course, 4 tennis courts, a state-of-the art fitness center, miles of sidewalks for walking, a boat ramp, RV and boat storage, a beautifully decorated clubhouse and the company of people just like yourself who have searched for their perfect home and found it here. We welcome you! Please start by registering your vehicles at the HOA Community Center. Please call 941-981-5520 for an appointment.

The following pages contain introductory information that we hope will help you ease your transition into living in the "Wilderness." There is additional information throughout the HOA website at [www.rwhoa.org](http://www.rwhoa.org). A photo of the Home Page of the RW HOA Website is shown below.

Board of Directors  
River Wilderness of Bradenton Foundation, Inc.  
rwboard@rwhoa.org February 3, 2021



# River Wilderness

## Homeowners Association

[Home](#)[Board](#)[Documents](#)[Info](#)

*River Wilderness  
Of Bradenton  
Foundation*

*HOA  
Community Center  
1 Wilderness Blvd.  
Parrish, FL  
[941-981-5520](tel:941-981-5520)*

*Main Gate  
[941-776-2243](tel:941-776-2243)  
Islands Gate  
[941-776-5953](tel:941-776-5953)*



*Mailing Address:  
River Wilderness of  
Bradenton Foundation*

*C/O Argus Property  
Management  
2477 Stickney Point Rd.  
Suite 118A  
Sarasota, FL 34231*

## River Wilderness Highlights

Approximately 1450 Residents  
59 Community Lakes  
RV/Boat Storage & Boat Ramp

965 Residential Lots  
1500 Acres with Abundant Green Spaces  
Two Security Gates

### The Club at River Wilderness —

A semi-private club featuring an 18-Hole Championship Golf Course  
Clubhouse, social clubs, activity rooms, bar, grill room, casual and fine dining  
Fitness Center — Tot Lot — Swimming Pool — Tennis Courts

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**QUESTIONS?**  
Start with the **HOA Website** at:  
[www.rwhoa.org](http://www.rwhoa.org)

You'll find:

- Board Members & Contact Information
- Board Meeting Schedules and Agenda
- Resource Guide for New Residents
- All Homeowner Covenants & Documents
- Homeowner Policies & Procedures Documents
- HOA Guides and Forms
- Links to Florida Homeowner statute 720
- Contact numbers for Utilities in River Wilderness
- A link to the Golf Course Website
- Links to Manatee County Services such as Animal Control, Hurricane Readiness, Water Restrictions, County Solid Waste Management, Traffic & Speed Enforcement, and more.

Or send an email to:  
[info@rwhoa.org](mailto:info@rwhoa.org)



**Homeowners Association Board Meeting Minutes and Financials are posted by Argus at their Community Management website: [www.argusmgmt.com](http://www.argusmgmt.com).  
At the Argus Website, Click on “Client Roster”, Click on River Wilderness of Bradenton Foundation, Inc., and log in using our password, which can be obtained by sending an email to [Webmaster@rwhoa.org](mailto:Webmaster@rwhoa.org)**

# About Our Community

## **RIVER WILDERNESS PROFILE**

RW is just 6 miles southeast of exit 224 of I-75 in Parrish, FL. Parrish is perfectly positioned between the Tampa/St. Petersburg area and the Bradenton/Sarasota area. By car we are 2 hours from Orlando, 30 minutes from the Gulf beaches, 5 minutes from our own boat ramp on the scenic Manatee River, and 1 minute from the golf course!

Our community is located on 1500 acres and contains over 900 completed homes. We are still growing. Our newest sections "The Islands" and "Cypress Glen" are under construction. Newly constructed homes in The Islands offer private harbors and individual boat docks with direct access to the Manatee River and beyond. Cypress Glen offers maintenance free homes.

## **GOLF & COUNTRY CLUB**

The Club at River Wilderness is a semi-private club. The Ted McAnlis designed golf course is part of the Audubon Cooperative Sanctuary System. Club membership is optional for residents. It is the social center of the RW community and lifestyle,

The clubhouse and fitness center bustle with activities ranging from art classes to fine dining.

Website: <http://www.riverwildernesscc.com>

**Join in the Fun!**

**For more information and a tour contact:  
General Manager**

Phone: 941-776-2691

Email: [membership@TheClubatRW.com](mailto:membership@TheClubatRW.com)

## **MEET THE HOA**

The River Wilderness of Bradenton Foundation, Inc. is the Homeowners Association (HOA) that manages the River Wilderness property and provides services to its residents. Every property owner is a member. The HOA Board is a volunteer group of residents who care about our community.

The HOA is responsible for maintaining the community's common grounds, gate access, lakes, roads and handling business matters such as insurance and assessments. Several neighborhoods within the community have their own separate HOA Boards that are responsible for managing the properties and maintenance within these neighborhoods. These communities are BrookRidge, the Villas, the Hammocks, The Islands and Cypress Glen.

Property Management fees are billed and collected annually through Argus, the HOA contracted Management Company. Each resident receives a budget and assessment letter in November for the following year. Payments are due January 1. It is the Homeowners responsibility to make these payments on time to avoid late payment penalties. Association members may call Argus for updates on their account 941-927-6464.

## **FOUNDATION OFFICERS**

*River Wilderness of Bradenton Foundation, Inc. is the oversight body of the HOA. The HOA Board is made up of seven (7) members. An email to [info@rwhoa.org](mailto:info@rwhoa.org) will reach the President and Vice President. The Board positions are:*

**President, Vice President, Secretary, Treasurer, Directors (2) and a Developer Representative (1)**

**We need your phone number & Email address! Communication is key to our success!**  
**Please email any changes to [addresschange@rwhoa.org](mailto:addresschange@rwhoa.org).**

## **HOA COMMITTEES**

*The HOA Committee Chairs are responsible for specific areas of the community. These positions are:*

Access & Safety, Architectural Review, Collections, Compliance, Landscaping, Lakes, Property/Infrastructure, and Welcome

Specific names and contact information for all board members and committee chairs can be found on the [www.rwhoa.org](http://www.rwhoa.org) website under BOARD. Email addresses can be found on the last page of this document.

## **ALLIGATORS:**

Alligators are wild animals and will avoid humans. However, if they are fed, they could lose their fear of people. Then they will become dangerous to people and pets. NEVER, NEVER FEED THE ALLIGATORS! They are most aggressive during the spring mating season and later when protecting their young. They are nocturnal and will move from lake to lake. If you live on a Florida lake, you MUST assume that there are alligators in that lake.

## **LAKES AND PONDS:**

We have 59 lakes and ponds within our community.. They serve as a drain for excessive rainfall and as an irrigation water source for common areas and the golf course.

The lakes are maintained by contracted services through the homeowners association. Their chemistry is closely monitored. Please take care not to introduce trash, debris and lawn chemicals into our beautiful water habitats.

Fishing is permitted in some lakes. The policy for all fishing is "catch and release". You may not walk across private lots to reach any lake. Recreational boating of any kind is not allowed. Use of any flotation devices are never permitted. NEVER swim or wade in these waters. Enjoy the view from afar. Remember, alligators live in these waters. Be safe.

## **OTHER WILDLIFE:**

Our community has abundant wildlife. We have hawks, spoonbills, herons, ibis, wood storks, cranes, turtles, cormorants, anhinga, fox, bobcat, squirrels, eagles, osprey and many types of fish. Feeding wildlife is against the law.



## **Emergency Numbers**

Emergency/Fire & Rescue/Ambulance	911
Manatee County Sherriff	941-747-3011
RW Front Gate/Security	941-776-2243
The Islands Gate/Security	941-776-5953
Poison Control	800-222-1222
Animal Services	941-742-5933

## Getting Started

### RW GATE ACCESS

Both entrances into River Wilderness are gated and manned 24/7. Residents may gain automated access to the community by registering their vehicle(s) and applying a bar code to the rear window of the vehicles. Your first action as a resident is to register your vehicle at the HOA Community Center (941-981-5520).

Note, to receive bar codes at the HOA Community Center, you must provide registration for the car that you are driving and then the HOA will install the bar code on the window of that car.

### UTILITIES

**Electricity:** Florida Power and Light  
Phone: 800-226-3545      Web: www.FPL.com

**Water/Sewer:** Manatee County Utilities  
Phone: 941-792-8811      Web: www.mymanatee.org

There are watering restrictions imposed by the county that apply to our neighborhood. These restrictions change from time to time and can be found at the Manatee County Website.

### SERVICES

**Refuse:** Manatee County Utilities  
Phone: 941-792-8811      Web: www.mymanatee.org

1. Trash pickup (by Waste Management)  
(30 gallon bins maximum, flatten all boxes)  
Service days: Tuesday & Friday
2. Recycled plastic and newspaper  
(Bins are provided by Manatee County)  
Service day: Tuesday
3. Yard Waste  
(cut limbs and place in small bundles)  
Service day: Wednesday
4. Large Items  
(must call to arrange for pickup)

HOA rules require that any of these waste items cannot be placed at curbside until 5PM on the prior day.

**Cable, Internet, and Landline Telephone:**

**Frontier FIOS      Phone: 1-877-992-3735**

Frontier FIOS continues to provide service in River Wilderness. These services are billed individually to each resident. Your HOA assessments do not include Frontier Services.

**Spectrum      Phone: 1-888-289-8988**

Spectrum continues to provide service in River Wilderness. These services are billed individually to each resident. Your HOA assessments do not include Spectrum Services.

### LOCAL GOVERNMENT

The Manatee County Government website contains information about: utilities, the library system, automobile registration, driver's license, property tax, watering restrictions, and much more. Be a good neighbor. Know the local regulations.

[www.mymanatee.org](http://www.mymanatee.org)

### SCHOOLS

The Manatee County School District is home to more than 42,000 students and just over 5,300 employees. The School Board of Manatee County maintains an internet site which includes links to all its schools and pertinent information on district policy and registration.

<http://www.manatee.k12.fl.us>

Web: [www.bradenton.com](http://www.bradenton.com)

## “Rules of the Road”

### Please Note:

Homeowner Covenants are designed to protect all property owners from adverse community changes that may have a negative impact on the appearance, property values, and quality of lifestyle of the community.

This information is provided to give you a *general guideline* to the rules and regulations with respect to the use of common and private property. Please consult your covenant documents. These documents go with the land and should be provided to all new owners at closure with the previous owner.

Covenants are available in the Homeowner Documents section of the [www.rwhoa.org](http://www.rwhoa.org) website and are indexed by address.

### SPEED ENFORCEMENT

We have children, joggers, walkers, landscape workers, bikers, golf carts, just to name a few. Share the road with care and caution. Please obey the posted 20 MPH speed limits throughout RW.

### VEHICLE PARKING

In general all resident's sedans, SUV's, pick-up trucks & family minivans are allowed. Our covenants require that garages ***be kept clear for parking two automobiles and that best efforts must be made to park your automobiles in the garage.*** Commercial vehicles, pick-up trucks, work vans, etc. must be garaged. There is no overnight parking allowed in the street or on grass.

Boats and Recreational Vehicles may be parked overnight in your driveway for 1 night only in preparing for or returning from a trip. A Boat/RV Lot is available for long term storage of recreational vehicles.

### VISITOR POLICY AND GATE ENTRANCE

Security officers control access through the Old Tampa & Ft. Hamer gates. All residents may use both gates but visitors & vendors of RW residents must use the Old Tampa Gate. Access to RW will be denied without prior notification.

1. ***Frequent visitors:*** For your convenience, commercial services and other frequent visitors can be noted under your gate access account.
2. ***Deliveries, commercial and personal visitors:*** Give prior notification to gate.
3. ***NO vendor or commercial vehicles (including moving vans)*** are permitted, except during approved daylight hours Monday to Saturday (8AM to 6PM). Sundays and Holidays are quiet times and commercial vehicles are permitted only for emergencies. The gates will turn away commercial vehicles on these days

### CURBSIDE REFUSE

It is permissible to place covered trash cans and other refuse curbside after 5PM the day before pickup. Please note that loose, filled plastic trash bags and other uncontained items become items of curiosity for many wild animals. Promptly remove all empty containers.

### FLAG POLICY

In general you may fly the American Flag, and the State of Florida flag. Brackets may be attached to the outside footprint wall of your house. Flags displayed from trees, inside windows, or from mailboxes are not permitted. An ARC approval is required for pole locations.

## MAILBOX POLICY

Our community has a mailbox standard. The green boxes and poles seen throughout the neighborhood are required. Contact the ARC at [arc@rwhoa.org](mailto:arc@rwhoa.org) or visit the [www.rwhoa.org](http://www.rwhoa.org) website.

## GOLF CART POLICY

Many residents own a personal golf cart. The guidelines for use of personal golf carts driven on community roads and common property are:

1. Only licensed drivers are permitted to drive the golf cart.
2. Carts must yield to walkers and bikers and follow normal vehicle "rules of the road."
3. Front & rear lights are required after dusk.

## HURRICANE PROTECTION

Florida Hurricane season extends from June 1<sup>st</sup> to December 1<sup>st</sup>. Manatee County has extensive information on their website. In RW the HOA allows the *temporary* application of additional window/door storm protection products (e.g., shutters). Since they pose safety concerns for emergency entrance or exit in case of fire, these items must be removed when the threat of a severe storm has ended.

## PET POLICY

Household pets such as dogs, cats, and birds are welcome in RW. Pet noises must be controlled. Pets are not allowed to roam free. The Manatee County Animal Ordinance applies to RW pets. You must observe the 8ft. leash laws. It is the pet owner's responsibility to clean up & dispose of pet waste. Feeding Wild Animals is never permitted.

## BOAT/RV STORAGE

The community storage area is available for use only by residents of River Wilderness. It is provided as a convenience for storing those vehicles that are not permitted to be parked in RW driveways or streets. This storage area is located off of Wilderness Blvd. W. between the entrance to Savannah Lakes and the Country Club fitness center. Consult the HOA website or email us for cost and further details.

web: <http://www.rwhoa.org>

email: [rvlot@rwhoa.org](mailto:rvlot@rwhoa.org)

### What can be stored in this area?

Items permitted are boats on a trailer, motor homes, and recreational vehicles. Boats, motor homes, and RV's must display a current Florida license plate and must be insured. The item must be registered to a current resident of River Wilderness. Other resident-owned equipment such as utility trailers, other recreational equipment and empty boat trailers may be authorized based on availability of space. The storage facility accommodates two sizes (25 ft. and 40 ft.). Cost of storage is established by the HOA. It is an annual rate.

### What cannot be stored in this area?

Cars, trucks, motorcycles, vehicle trailers, covered vans, 5<sup>th</sup> wheelers. No marked commercial vehicles or large equipment. Size limitations will apply.





## OTHER COMPLIANCE ISSUES

*As a courtesy, listed below are a few common sense reminders for residents of River Wilderness.*

1. **Any exterior alteration** or addition (such as paint colors, driveways, and roof replacements) must be given prior approval from the Architectural Review Committee.
2. **No temporary structures** are permitted to be placed on any lot unless given prior written approval.
3. **All garbage and recycling containers**, bottled gas tanks and other outdoor equipment must be shielded from the view of neighbors, streets and the golf course.
4. **No signs** may be placed on any lot without prior written permission.
5. **No commercial** vehicles, boats, RVs or any other recreational vehicles or pickup trucks are permitted to be parked or stored on residential property unless kept fully enclosed inside a structure.
6. **All basketball backboards** and any other game and play structures shall be located on the rear of the site and shall be erected only after the written approval of the Foundation is obtained. Portable backboards must be stored when not used.
7. **Any fences, swimming pool or tennis court** to be constructed on any lot shall be subject to the approval & rules of the Foundation and must be concealed by shrubbery from street and neighbors.
8. **All lawns, landscaping**, sprinkler systems and any property, structure, improvement and appurtenance shall be kept in good, safe, clean, neat and attractive condition, and all structures shall be maintained in finished, painted and attractive condition.
9. **Tree Removal:** ARC approval must be secured before removing canopy trees from personal property. These canopy trees must be replaced within 60 days of removal. *Never* remove any trees or other vegetation from common area property.

## ARCHITECTURAL REVIEW

### **Why we have an ARC:**

The Architectural Review Committee (ARC) oversees the general appearance of the structures in RW. Its primary job is to protect all property owners from adverse community changes that may have a negative impact on the appearance, property values, and quality of lifestyle of the community. The review process is the ARC's method to control these changes.

### **When to seek approval:**

The Architectural Review Committee (ARC) must be contacted by the homeowner for approval to any exterior additions/changes to the structure **prior** to commencement of the desired change. Ask if you are unsure whether you need a review. *Again, the time to ask about need for approval is before you make the change. Unapproved changes incur fines and may require retrofit and further expenses to gain approval.*

Common items requiring approval of the ARC are: exterior paint and roof changes, structural additions, installation of satellite dishes, flag poles, landscaping, landscape lighting, solar panels, tree removal, statuary, sidewalks, driveways, patios, permanent hurricane protection, placement of HVAC equipment, permanent generators, gas tanks, and temporary storage during renovation.

### **The Review Procedure:**

1. Obtain an ARC request form from the HOA *Community Center* or online at the HOA website.
2. Complete the form. Be careful to include plans, specifications, photos or drawings, paint swatches, and other necessary descriptive information.
3. Sign and return the completed form to the HOA.
4. ARC members will review the request. Within a few days, reviewed request forms may be picked up at the HOA *Community Center*.

Your neighbors thank you!

## Want to Volunteer?

There are endless opportunities to share your skills and help fill needs in the Manatee County area. Below is a short list with contact information. We'll add your favorites if you let us know.

1. HOA President email  
HOAPres@rwhoa.org
2. Williams Elementary School  
941-708-8770
3. Friends of Rocky Bluff Library  
941-723-4821
4. Southeastern Guide Dogs, Inc.  
941-729-5665



Red Winged Blackbird


Notes:

# Community Contact Information

Access and Safety	<a href="mailto:access@rwhoa.org">access@rwhoa.org</a>	access or safety concerns & questions
Architectural Review	<a href="mailto:arc@rwhoa.org">arc@rwhoa.org</a>	landscaping, paint change, exterior changes
Argus Property Manager	<a href="mailto:propertymgr@rwhoa.org">propertymgr@rwhoa.org</a>	reporting or questions on community issues
Assessment Billing	<a href="mailto:billing@rwhoa.org">billing@rwhoa.org</a>	questions on your HOA account and bills
Boat/RV Storage	<a href="mailto:rvlot@rwhoa.org">rvlot@rwhoa.org</a>	questions about using the RV storage lot
Community Standards	<a href="mailto:csc@rwhoa.org">csc@rwhoa.org</a>	property upkeep and covenants concerns
Gate Entry – Old Tampa	<a href="mailto:rwmaingate@rwhoa.org">rwmaingate@rwhoa.org</a>	for temporary entry of contractors or guests
Gate Entry – Ft, Hamer	<a href="mailto:rveislegate@rwhoa.org">rveislegate@rwhoa.org</a>	for temporary entry of contractors or guests
Landscaping	<a href="mailto:land@rwhoa.org">land@rwhoa.org</a>	common grounds
Lakes	<a href="mailto:lakes@rwhoa.org">lakes@rwhoa.org</a>	ponds and pond maintenance
Open Houses	<a href="mailto:openhouse@rwhoa.org">openhouse@rwhoa.org</a>	maps for 3 <sup>rd</sup> Sunday Open Houses
Questions	<a href="mailto:info@rwhoa.org">info@rwhoa.org</a>	contact information
Road Issues	<a href="mailto:roads@rwhoa.org">roads@rwhoa.org</a>	reporting road issues or questions
Resident changes	<a href="mailto:addresschange@rwhoa.org">addresschange@rwhoa.org</a>	email address, rental change, contact info.
Welcome Committee	<a href="mailto:welcome@rwhoa.org">welcome@rwhoa.org</a>	to contact the welcome committee
Brook Ridge Board	<a href="mailto:brookridge@rwhoa.org">brookridge@rwhoa.org</a>	to contact the Brook Ridge Board
Hammocks Board	<a href="mailto:hammocksboard@rwhoa.org">hammocksboard@rwhoa.org</a>	to contact the Hammocks Board
Islands of River Wilderness	<a href="mailto:islands@rwhoa.org">islands@rwhoa.org</a>	to contact the Islands of RW office
Villas Board	<a href="mailto:villas@rwhoa.org">villas@rwhoa.org</a>	to contact the Villas Board
Webmaster	<a href="mailto:webmaster@rwhoa.org">webmaster@rwhoa.org</a>	issues or questions with the RWHOA Website

Go to our website for current information, documents, forms, etc.

[www.rwhoa.org](http://www.rwhoa.org)

<p>Examples:</p> <p>RWHOA Covenants</p> <p>Emergency Preparedness Guide</p> <p>RWHOA Architectural Guide</p>	 <p>Recent HOA Communications</p> <p>HOA Schedules &amp; Agendas</p> <p>Policies, Guides &amp; Forms</p>
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