

Community News



Association Management
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Dear Residents,

There has been a change to the annual meeting date previously shared in the HOA letter. The new date for the **Annual Meeting will be March 26, 2025, at 6:00 PM at the Braden River Library**. We look forward to seeing you there and are dedicated to addressing any concerns while continuously improving our community.

Community Guidelines and CCRs

Homeowners are responsible for understanding and following all **Community Requirements and CCRs (Covenants, Conditions, and Restrictions)**. Before making any exterior changes or additions, you must submit an **Architectural Review Committee (ARC) form for approval**. The forms can be found on the community website.

Hurricane Damage Repairs

All hurricane-related repairs, including roof tarps and fence damage, must be completed by **October 10, 2025**.

Community Pride

If your house still has the original **Pulte/Centex paint**, now is the perfect time to repaint. The construction-grade paint used during the initial build may no longer provide adequate protection for your home.

Spring Clean-Up

Help keep our neighborhood looking its best by:

- ✓ Refreshing **mulch** in flower beds
- ✓ Removing **weeds** from driveways and sidewalks
- ✓ Power washing **mold** from pavers and sidewalks
- ✓ **Trim** grass plants near sidewalks

Let's work together to keep **Phase 2 looking outstanding!**

Pond Maintenance Update

We are aware of the current condition of our ponds and are in the process of transitioning maintenance responsibilities to the environmental service that recently rebuilt them. We appreciate your patience during this time.

Community Update

Manatee County is actively removing downed trees from **Williams Creek** to help prevent flooding in our area.

Manatee County Traffic Control has indicated that the recent traffic survey is still under review.