

Twin Rivers Association

13225 State Road 64 East
Bradenton, FL 34212

August 24, 2022

RE: Fishing in Twin Rivers Lakes

Dear Homeowners,

As you may be aware, fishing is prohibited in the lakes in Twin Rivers unless the lake has been designated by the developer or Twin Rivers Association, Inc. (the "Association"), as a fishing lake. Article 4.3 of the Amended and Restated Declaration of Covenants, Conditions Easement, and Restrictions of Twin Rivers states that no owner may fish in a lake within a common area unless the developer or the Association has designated the area as a lake where fishing is permitted. In an effort to maintain homeowner privacy along the lake banks of Twin Rivers, the Association has implemented community standards to allow fishing only in lakes that are accessible without walking along the rear or sides of a platted lot. Below is the community standard approved by the Association that must be followed by all owners:

Fishing in TR Lakes

Fishing is permitted only in lakes that are accessible from a public right of way, through a common area tract where the lake bank can be reached without crossing along the rear or sides of a platted lot. For clarity, no fishing is permitted in any lakes that are completely surrounded by private homes or lots except by the owner who owns frontage on that section of the lake, in which event the owner may fish along the lake in the rear of the owner's lot. Fishing is not permitted in any area where it requires an owner to cross private property (platted lot) or a common area tract along the rear of a lot to access the lake. Private property includes residential lots with or without homes built on them.

We appreciate your understanding and cooperation with this matter,

Sincerely,

Jay Durso
As its President

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