

Riverwind Cove Riverfront Property FAQs

General Info:

All lots/parcels in Riverwind Cove with Caloosahatchee River frontage contain a portion of their property designated as conservation easement and/or wetlands, as indicated and regulated by South Florida Water Management District (SFWMD). These lots are subject to certain guidelines and restrictions as indicated in the compliance and operating permit issued by SFWMD, as copy of which may be found in the complete version of the Riverwind Cove HOA Covenants, Conditions & Restrictions, available on the HOA website at www.riverwindcovehoa.com under Documents & Information. Lots subject to these restrictions are as follows: Lot # 1, 2, 3, 4, 5, 7, 8, 9, 11, 55, 56, 57, 58, 59, 60, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76. (Map available on the website).

FAQs for Property Owners and Potential Owners:

1. How much of my property is considered conservation easement/wetlands?

The amount of property designated as easement or wetlands is established by SFWMD, and indicated on the appropriate map of the Riverwind Cove community found on the website under Documents & Information.

2. What are the restrictions for easement/wetlands?

Full details are available in the SFWMD compliance document contained in the complete version of the Covenants, but the main points are:

- i. No mowing in designated areas (indicated by appropriate signs)
- ii. Path to dock may be maintained (mowed) to the same width as the dock
- iii. Vegetation overgrowing docks may be cut back, but the plant/tree may not be completely removed

3. Who is responsible for maintaining the easements/wetlands?

The easements/wetlands are the overall responsibility of the Riverwind Cove Homeowners Association (HOA); however, property owners are responsible for maintaining walkways and pathways, and abiding by all guidelines established by SFWMD and the HOA. Specific questions should be addressed to the HOA Board of Directors at riverwindcovehoa@gmail.com.

4. Can I clear out some vegetation to improve my view of the river?

Absolutely not. Only authorized/certified personnel may enter the easements/wetlands to perform permitted work, under contract by and with the approval of the HOA.

5. Can I do landscape in the easement area?

There are very specific guidelines for planting and “landscaping” in the easement areas. Please contact the HOA Board of Directors at riverwindcovehoa@gmail.com for more information.

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