



DECLARATION OF RESTRICTIONS OF OPEN SPACE  
FOR THE MEADOWS, UNIT 14

O.R. 1998 PG 0951

27.00

TAYLOR WOODROW HOMES LIMITED, a corporation organized under the laws of the United Kingdom and duly authorized to transact business in the State of Florida, hereinafter referred to as "Developer", does hereby declare the following restrictions to be applicable to that portion of the open space reflected on the plat of The Meadows, Unit 14, which is more particularly herein- after described.

W I T N E S S E T H :

WHEREAS, upon petition by Developer, the County of Sarasota, hereinafter referred to as "County", has heretofore rezoned cer- tain lands located in Sections 2, 11, 12, 14, and 15, Township 36 South, Range 18 East, to a zoning classification of "RSF-2 PUD", such rezoning being evidenced by that certain Resolution and Development Order dated November 13, 1974, recorded in Official Records Book 1063, page 1070, Public Records of Sarasota County, Florida, such resolution having been duly approved pursuant to Ordinance No. 75-38, as amended, known and referred to as the "Zoning Regulations of the County of Sarasota" (hereinafter "Zoning Regulations"); and

WHEREAS, Developer is proceeding with the development of said lands as a planned unit development known as "The Meadows" and in connection therewith has recorded a Declaration of Main- tenance Covenants and Restrictions on The Commons in Official Records Book 1113, page 715, Public Records of Sarasota County, Florida; and

WHEREAS, the Zoning Regulations of the County of Sarasota pertaining to planned unit developments require a minimum open space equal to fifty (50) percent of the total gross acreage of the planned unit development; and

WHEREAS, such Zoning Regulations further provide that usable open space shall include active and passive recreational areas; and

Return to Queens Clerk to the Board

O.R. 1898 PG 0952

WHEREAS, said Zoning Regulations and the aforesaid Resolution and Development Order provide that the lands within such development which are to be designated as usable open space will be restricted by appropriate legal instrument mutually satisfactory to Developer and the County as open space either perpetually or for a period of not less than NINETY-NINE (99) years; and

WHEREAS, simultaneously herewith Developer has submitted to County for final approval a plat of certain lands in The Meadows to be known as "The Meadows, Unit 14", and the County has approved said plat which is being recorded simultaneously herewith in Plat Book 31, Page ~~29~~<sup>27</sup> Public Records of Sarasota County, Florida; and

WHEREAS, Developer, by this instrument, desires to restrict the lands hereinafter described as open space perpetually after date hereof, subject to the terms and provisions hereof.

NOW, THEREFORE, in consideration of the premises, Developer does hereby declare as follows:

1. The following described lands shall henceforth be restricted as open space in The Meadows whether owned by Developer or its successors or assigns, to-wit:

Tracts CII, CIII, CIV, CV and CVI, as reflected on the plat of The Meadows, Unit 4.

2. Usage of said open space may include both active and passive recreational usage and other permitted uses as follows:

(a) Active recreation areas shall include playgrounds, tennis courts, golf courses, shuffleboard courts, archery ranges, swimming pools and other similar uses, together with improvements accessory thereto.

(b) Passive recreation areas shall include boating on waterways, lakes and lagoons; hiking on nature trails; horseback riding on bridle paths; parks; picnic areas; and other similar uses, together with improvements accessory thereto.

(c) Other usage of the land areas designated as open space shall include walkways, bicycle and golf cart pathways, drainage areas, agricultural use, raising of plants, trees, shrubs and flowers, and other similar uses.

(d) The enumeration of the foregoing uses is for illustrative purposes only and shall not be deemed to prohibit other open space uses properly falling within the intent of the Zoning Regulations. Subject to the foregoing limitations, the determination of the actual usage to be made from time to time of each of the aforementioned tracts, and the adoption and enforcement of rules, regulations and restrictions governing the use thereof, shall be by the fee simple owner thereof.

3. Nothing contained herein shall be deemed to prohibit Developer from transferring the title to all or any portion of the aforesaid Tracts of land, but the restrictions hereinabove set forth shall run with the title to the land and shall be binding upon Developer's successors and assigns.

4. Recognizing that from time to time hereafter it may be necessary or desirable to modify these restrictions as to one or more of the aforesaid Tracts of land, full right and authority is hereby reserved by Developer to apply to the County, until Developer has completed development of The Meadows, to modify these restrictions in whole or in part upon mutual agreement of the Developer and County or, if Developer has theretofore conveyed ownership of any such Tract, then by agreement between the County and the owner of such Tract; provided, however, that nothing contained in this paragraph shall be deemed to permit any increase in the overall density of development of The Meadows or any decrease in the required amount of open space.

5. These restrictions may be enforced by Developer or County by an action at law or in equity against any person violating or attempting to violate such restrictions. The party bringing the action may recover damages or may obtain injunctive relief, or both, and the successful party shall be entitled to recover court costs and attorneys' fees.

O.R. 1898 PB 0954

6. These restrictions shall run with the title to the aforesaid Tracts of land and shall be binding upon the parties hereto and all persons claiming under them for a period of NINETY-NINE (99) years from the date of recording, after which time these restrictions will be deemed to be automatically extended for successive periods of ten (10) years unless an agreement to terminate such restrictions, in whole or in part, signed by two-thirds of the then owners of the existing lots and/or condominium units within said subdivision and by County has been recorded in the Public Records of Sarasota County, Florida.

IN WITNESS WHEREOF, Developer has caused this agreement to be executed by its undersigned duly authorized officers this 29<sup>th</sup> day of September, 1986.

Signed, Sealed and Delivered in the Presence of:

[Signature]  
James J. Ross  
No. in Seal Register 034/86

TAYLOR WOODROW HOMES LIMITED  
By: [Signature]  
AS Agent and Director  
Attest: [Signature]  
AS Assistant Secretary  
(CORP. SEAL)

ACCEPTED BY THE COUNTY OF SARASOTA THIS 29<sup>th</sup> DAY OF October, 1986.

[Signature]  
Susan Thompson

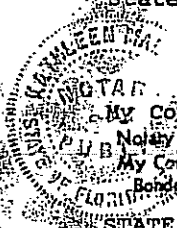
COUNTY OF SARASOTA  
By: [Signature]  
AS Vice-Chairman of the Board of County Commissioners  
Attest: [Signature]  
AS Clerk of the Circuit Court  
(SEAL)

STATE OF FLORIDA)  
COUNTY OF SARASOTA)

O. R. 1898 PG 0955

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 1986, by ROGER POSTLETHWAITE, as Agent and Director, and by RICHARD SCHUMACHER, as Assistant Secretary, of TAYLOR WOODROW HOMES LIMITED, a corporation under the laws of the United Kingdom authorized to do business in the State of Florida, acting on behalf of said corporation.

*Kathleen Maloney*  
Notary Public



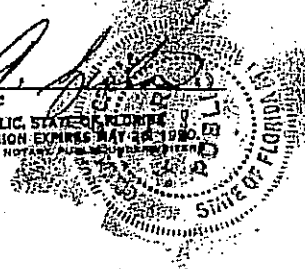
My Commission Expires:  
Notary Public State of Florida at Large  
My Commission Expires May 3, 1987.  
Bonded By U.S. Fire Insurance Co.

STATE OF FLORIDA)  
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of November, 1986, by JIM GREENWAY, Deputy Carlton, J as Vice-Chairman of the Board of County Commissioners, and by ~~BRUCE~~ Karen E. Rushing, ~~Assistant Clerk~~, as <sup>Deputy</sup> Clerk of the Circuit Court.

*Annis A. [Signature]*  
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 28, 1990.  
BONDED THRU NOTARY PUBLIC SERVICE CENTER



My Commission Expires:

2135/GAD

FILED AND RECORDED  
J.H. HACKNEY JR., CLERK  
SARASOTA CO. FLA.  
Nov 5 2 30 PM '86

Rec. 25-04

DECLARATION OF RESTRICTIONS  
FOR SINGLE FAMILY LOTS

693435

of

THE MEADOWS, UNIT 14

WHEREAS, TAYLOR WOODROW HOMES LIMITED, a corporation under the laws of the United Kingdom duly authorized to do business in the State of Florida, herein called the Developer, being the owner of the following described property in Sarasota County, Florida, to-wit:

Lots 1 through 28, inclusive, The Meadows, Unit 14, as per plat thereof recorded in Plat Book 31, pages 29 through 29B, inclusive, Public Records of Sarasota County, Florida;

and

WHEREAS, it is the desire and intention of Developer to sell the property described above and to impose upon it mutually beneficial restrictions under a general plan of improvement for the benefit of all the land in The Meadows and the future owners of those lands;

NOW, THEREFORE, Developer hereby declares that all of the property described above is and shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, conditions and covenants, all of which are in furtherance of a development plan for The Meadows and are established for the purpose of enhancing and protecting the value, desirability and attractiveness of the land and every part thereof. All of the following limitations, restrictions, conditions and covenants shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in any of the above described lots, to-wit :

1. Meadowood Membership. All owners of the above described lands shall be required to become a member of The Meadowood Management Company (hereinafter called Management Company), as set forth in the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows recorded in Official Records Book 1113, Page 715, as amended by amendments recorded in Official Records Book 1137, Page 1968, Official Records Book 1326, Page 882, and in Official Records Book 1428, Page 552, Public Records of Sarasota County, Florida; and all the terms and provisions thereof and any amendments thereto shall be binding upon and the benefits inure to each owner of the above described land.

2. Land Use and Building Type. No lot shall be used except for residential purposes. No building or other improvements shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed two stories or thirty (30) feet in height. Each dwelling shall be constructed with an enclosed two car garage. No detached structures shall be erected or permitted and all patios, screened enclosures or other auxiliary buildings shall be attached and made a part of the dwelling house. No air conditioning and heating equipment, pool pump, pool heating equipment (including solar device), or other mechanical equipment shall be permitted unless it is appropriately located and/or fenced or screened in accordance with the provisions of Paragraph 19, below. No exterior statuary or other decorative objects shall be permitted without the express permission of the Developer. The grade level established by the initial builder and developer shall not be materially altered nor shall any filling be done that will adversely

O. R. 1906 PG 0601

affect the proper drainage of adjacent property. The proposed finished floor elevation of each building must first be approved by Developer. The buildings to be erected or maintained shall be of new and durable material. Cement block, if any, must be veneered with at least two of the following materials: wood (excluding plywood), brick, stone, stucco or other material approved by Developer. Composition of all roofs shall consist of concrete tile or cedar/cypress shingles, or other material approved by Developer. The ground floor area of the dwelling, exclusive of open porches, lanais and garages shall be not less than 1,200 square feet of air-conditioned living area.

3. Land Development & Architectural Control. No building, structure or improvement (including pools, driveways, fences and walls) shall be erected, placed or altered on any lot until the detailed site plans, drainage plans, construction plans and specifications, including exterior material and colors, floor elevations, fixtures and equipment (including type and location of air conditioning and heating equipment, pool pump and pool heating equipment), and landscape plans, have been submitted to and approved by Developer as to the quality of workmanship and material, harmony of external design and appearance independent of and with existing structures, and as to the location with respect to topography and finished grade elevation, including the distance from and the orientation to the adjacent street. The Developer and its assigns reserves the absolute right and unlimited discretion to control all construction on said lots with a view toward creating a community of attractive homes of harmonious design. Developer may disapprove any proposed construction for any reason it deems necessary, including, but not limited to, size of dwelling or other improvement (either too large, too small or too tall for a particular lot), building material, color, design, location on the lot or appearance. Owner shall submit TWO (2) copies of plans and specifications to Developer for review. Written approval or disapproval shall be furnished to owner within thirty (30) days after submission of complete plans and specifications.

Developer may assign this architectural control to Management Company or to a homeowners' association composed of owners of the above described lots at any time, but shall not be required to assign this architectural control until all of the lots in the subdivision have been sold by Developer.

4. Building Locations. No building, structure or other improvements, shall be located on any lot nearer to the front lot line than 25 feet, nor nearer to any rear lot line than 25 feet, nor nearer to any street side lot line than 20 feet, nor nearer to any interior side lot line than 5 feet. Front lot line is defined as the lot line facing the street and if two or more lot lines face streets then the front lot line is defined as the lot line on that street which is on the front or main entrance to the residence built on the lot while the other street lot line shall be considered a street side lot line for purposes hereof. Developer shall have the right to vary front setbacks from 25 feet to a minimum of 15 feet in order to preclude a row appearance of homes. Swimming pools, screened pool enclosures or screened patio enclosures may be located as near as 25 feet to the rear of any lot having a "Golf Course or Building Setback Line" shown on the plat and, for all other lots, as near as 10 feet to the rear lot line notwithstanding the greater rear setback requirement for other improvements. However, no building or other improvement, other than pools and screened patios or pool enclosures, shall be located or maintained nearer the lot line than the "Golf Course Setback Line", if any, shown on the plat of this subdivision. The distance from the lot lines to the structure shall be measured along a straight line from the closest points. Eaves, steps, open porches and lanais shall be considered as a part of a building for the purposes of this covenant. For the purposes of this covenant any person owning two adjacent lots may disregard the common lot line between the two adjacent lots if the dwelling

O.R. 1906 PG 0602



is to be located on both lots. Setbacks as described in this provision are minimum setback requirements, and these requirements may be increased, decreased or altered by Developer on a case-by-case basis for aesthetic reasons, in Developer's sole discretion and judgment.

5. Fences, Hedges and Walls. Any fence, hedge or wall erected, installed or maintained between the rear setback line and the rear lot line or between any interior side setback line and interior side lot line shall not be in excess of 5 feet 6 inches above ground level, and any fence, hedge or wall must be approved by Developer as to location, material, color and design; provided, however, that all fences installed in these locations shall be wood shadowbox fence constructed in accordance with constructions plans approved by Developer. Any fence, hedge or wall erected, installed or maintained between the building setback line shown on the plat of this subdivision and the lot line shall not be in excess of 2.5 feet above ground level.

6. Resubdivision Prohibited. No lot or group of lots shall be resubdivided without Developer's express written approval.

7. Easements: Developer has reserved easements for access to and the installation, repair and maintenance of utilities and for drainage facilities as reflected on the recorded plat of this subdivision. Within these easements no structure, planting, fill or other material shall be placed or permitted to remain which may damage or interfere with the access to or installation, repair and maintenance of utilities or drainage. The slope, grade, and elevation of the ground surface within the easement may not be modified in any manner which might interfere with drainage of surface waters. The easement area of each lot and all landscaping and improvements in it shall be maintained continuously by the owner of the lot. If any fence or landscaping is permitted within such easement area and subsequently has to be removed for the purpose of access or maintenance and repair of utility lines, such removal and replacement shall be at the sole expense of the lot owner.

8. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. Temporary Structures. No structure of a temporary character, trailer, house trailer, tent, shack, garage, barn or other outbuilding shall be constructed, installed or used on any lot at any time either temporarily or permanently, with the exception of the customary general contractor's debris collection container and portable restroom facility, but only during the course of construction.

10. Signs. No sign or any kind shall be displayed to the public view on any lot except one sign of not more than 1 square foot used to designate the name of the resident. Any sign advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period, must be submitted to and approved by the Developer, such approval to include size, shape, materials, color and location. In no case, however, shall the number of signs displayed to advertise the property for sale or rent exceed ONE (1) sign per lot nor THREE (3) square feet in size.

11. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other customary household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and do not become a nuisance to other residents of the neighborhood.

12. Vehicle Parking and Storage. With the exception of bicycles and family-type noncommercial automobiles, no vehicle of any kind shall be parked or stored on the premises except inside an enclosed garage. No disabled vehicle shall be stored on the premises except on a temporary basis (less than one week). No carts, trucks, motor homes, trailers, motorcycles, boats, racing cars or commercial vehicles or equipment shall be parked or stored on any private or public street in The Meadows or on any lot exposed to view from an adjacent lot or from the street.

13. Recreation Equipment. All basketball courts, backboards, Volleyball nets, swingsets, sandboxes and other recreational equipment shall be installed, maintained or used only in the rear of a residence and shall not be exposed to view from any public or private street.

14. Driveway. All driveways shall be paved or otherwise improved and must extend from the garage to the adjacent street pavement. Such driveways shall be constructed of reinforced concrete having a minimum thickness of 4 inches and having either a trowel or broom finish, an exposed aggregate finish or other finish approved by Developer. All driveways must be approved by the Developer as to location, color and design.

15. Water and Sewer. All buildings shall use and be connected to the central water and sewerage service made available by the Developer. No well shall be drilled on any lot, except upon approval by the Developer and appropriate governmental agencies. No septic tank shall be installed, used or maintained on any lot.

16. Underground Utilities. All utility lines and lead-in wires, including but not limited to, electrical lines, cable television lines, telephone lines, and water and sewerage lines, located within the confines of any lot or lots shall be located underground.

17. Lawns and Landscaping. Upon completion of construction of the residence on each lot, there shall be planted in the front yard ONE (1) tree for each 1,000 square feet of front yard (such trees to have a trunk measuring 2 inches in diameter 1 foot above ground level) and to be of a native species approved by Developer (existing living trees shall qualify towards this requirement). All yards shall be grass sodded and landscaped pursuant to the approved landscape plan, which sodding and landscaping shall be completed prior to occupancy of the residence. All lawns and the approved landscaping in front of each residence lot shall be extended to the street pavement (including each side of any intervening sidewalk or golfcart path) and shall be maintained by the lot owner, and all of such area shall be served by an automatic underground irrigation system. No gravel, blacktop or paved parking strips along the street shall be installed or maintained. No trees shall be removed without the prior written approval of Developer.

18. Maintenance Of Premises. Each lot owner shall be responsible for the continuing proper maintenance and care of the lawns and landscaping on his lot. All weeds, underbrush or other unsightly growths over six inches (6") high shall be promptly removed from the property by the lot Owner. No trash, refuse pile, decaying matter or other unsightly objects shall be placed upon or allowed to remain upon the property. If the Owner shall fail or refuse to keep the property in a neat, clean condition by preventing the placement of or failing to promptly remove the unsightly object specified herein, or other unsightly growths or objects, then Developer may enter upon the property and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass, and the Owner for himself, his successors and assigns, does hereby request that such acts be performed by Developer if at any time the same is not performed by the Owner or party in possession of the property, and the Owner agrees to

pay Developer for such work within THIRTY (30) days after the same is performed. If any such Owner fails to pay as above provided, Developer may take such legal action as it may deem appropriate to enforce its claim against such Owner including, but not limited to, injunctive relief. The rights of Developer hereunder may be assigned to The Meadowood Management Company, Inc.

19. Exterior Facilities And Equipment. No exterior television or radio antenna, satellite dish or other device, shall be installed or maintained on the premises. Solar hot water heating equipment and piping may be installed but only in the rear of the property so that it shall not be visible from the front lot line. All garbage and trash containers used on the property shall either be placed underground or within walled-in or fenced-in areas. No clotheslines or clothes drying facilities shall be installed or erected within any easement area or between the lot lines and the setback lines provided for herein or as reflected on the plat of this subdivision. Such permitted facilities shall be installed or erected only between the residence constructed on the lot and the rear setback line or interior side setback line, and shall be completely screened from view of neighboring properties by decorative walls or fences approved by Developer in accordance with the provisions of Paragraph 5, above.

20. Mailboxes. Mailboxes shall be of a uniform color, material and design which is subject to approval by Developer.

21. Lake Maintenance Easement. Lots 13 and 14 are located adjacent to a lake which also serves as part of the drainage system for this Subdivision. The lakefront property line of each lot is located at or near the top of the bank around the lake. However, no abutting lot owner shall be deemed to acquire any right in such lake or the waters thereof and the usage of the waters of such lake and control of the elevation of such waters are subject to regulations adopted from time to time by Developer or by The Meadowood Management Company, Inc.; provided, however that this provision shall not be deemed to prohibit such abutting lot owner's usage of the lake to drain his adjacent lands (subject to Developer's approval of the lot owner's drainage plan in accordance with the provisions of Paragraph 3, above). Each lot owner shall have the right of access to the waters of the lake from his abutting lot, but shall also have the responsibility of sodding, irrigating, mowing and maintaining the land area between the lot line of his lot and the waters of the lake. Developer reserves the full right of access over and across such land area and the adjacent 15 ft. wide lake maintenance easement as reflected on the Subdivision Plat for the purpose of access to and maintenance of said lake. Developer's rights hereunder may be assigned to The Meadowood Management Company, Inc.

22. Enforcement. These covenants and restrictions may be enforced by Developer or its assigns by an action at law or in equity against any person violating or attempting to violate the covenants and restrictions. The party bringing the action may recover damages and/or injunctive relief and the successful party shall be entitled to recover costs and attorney's fees.

23. Term. These covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date of recording, after which time, the covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by 66-2/3 percent of the then owners of the above described lots agreeing to terminate said covenants in whole or in part has been recorded in the Public Records.

O.R. 1906 PG

0605

O.R. 1906 PG 0606

24. Modification. These restrictions may be modified at any time by an instrument in writing signed and acknowledged by the then owners of 66-2/3 percent of the above described lots within the subdivision.

25. Variances. The owners of each of the above described lots shall be deemed to have appointed Developer as their agent for the purpose of making minor changes in these restrictions or granting and approving variances for minor deviations therefrom, including setback variances, such appointment to continue until buildings have been constructed on each of the above described lots.

26. Severability. Invalidation of any one of these covenants or restrictions by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name and its corporate seal to be hereunto affixed by its undersigned duly authorized officers this 2 day of February 1986.

Signed, Sealed and Delivered  
In The Presence Of:

TAYLOR WOODROW HOMES LIMITED

Richard A. Schumacher

By:  
Roger Postlethwaite  
As its Agent and Director

(N). in  
Seal Register  
053/86

Attest:  
Richard A. Schumacher  
As its Assistant Secretary

(CORP SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the State of Florida, personally appeared ROGER POSTLETHWAITE, Agent and Director, and RICHARD A. SCHUMACHER, Assistant Secretary, of TAYLOR WOODROW HOMES LIMITED, a corporation under the laws of the United Kingdom authorized to do business in the State of Florida, and they acknowledged before me that they executed the foregoing Declaration of Restrictions in the name of and on behalf of said corporation, affixing the corporate seal of said corporation thereto; that as such corporate agent and officer they have been duly authorized by said corporation to do so; and that the foregoing instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 2 day of February, 1986.

My Commission Expires:

Notary Public

GAD

Notary  
My Commission expires May 3, 1987  
Bonded By U.S. Fire Insurance Co.

DEC 13 1986



RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2005130758  
 2005 JUN 16 11:27 AM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA  
 MTAYLOR Receipt#642445

**CERTIFICATE OF NOTICE FOR FILING EXTENSION OF  
 DECLARATION OF RESTRICTIONS**

THE MEADOWS COMMUNITY ASSOCIATION, INC., its  
 address being 2004 Longmeadow, Sarasota, FL 34235, Sarasota County, Florida, by the  
 hands of the undersigned hereby certifies that:

The Declaration of Restrictions of The Meadows Unit 14 Subdivision,  
 composed of Single Family Lots 1 through 28, inclusive, as per plat thereof recorded in  
 Plat Book 31, pages 29 through 29B, inclusive, is recorded in Official Records Book  
 1906, Page 0601, as may be amended from time to time.

Pursuant to the requirements in Chapter 712.05 and Chapter 712.06,  
 Florida Statutes, THE MEADOWS COMMUNITY ASSOCIATION, INC.  
 submitted to the entire membership of the Board of Directors of the Association, at a  
 properly called Board meeting held on the 12th day of May, 2005, at 1:00 p.m. the  
 vote required by this statutory reference to preserve its Restrictions, and protect the same  
 from extinguishment by way of the Marketable Record Title Act. The Board of  
 Directors, at this properly called Board meeting approved by affirmative vote of not less  
 than two-thirds of all Board members, to preserve and extend the Declaration of  
 Restrictions of The Meadows Unit 14 Subdivision for an additional 30 years. Notice of  
 this Board meeting was provided to all lot owners in the Subdivision not less than seven  
 (7) days prior to the Board meeting. Attached to this Certificate is an Affidavit, executed  
 by the appropriate member of the Board of Directors of the Association, affirming that  
 the Board of Directors, prior to its voting on this issue, either mailed or hand delivered to  
 the lot owners in the Subdivision the following statement of marketable title action:

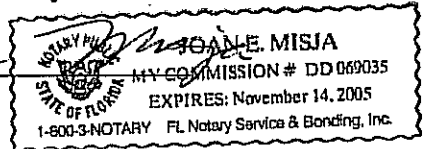
STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared KIRK JORDAN, as President, and MAXINE BORCHERS, as Secretary, of THE MEADOWS COMMUNITY ASSOCIATION, INC. and they acknowledged before me that they are officers of said corporation; and they executed the foregoing Certificate of Notice for Filing Extension of the Declaration of Restrictions of The Meadows Unit 14 Subdivision on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Notice of Filing Extension of Declaration of Restrictions of The Meadows Unit 14 Subdivision, and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota, Sarasota County, Florida, this 19 day of MAY, 2005

JOAN E. MISJA  
Printed Name of Notary:

Joan E. Misja  
Notary Public  
Commission #



My Commission Expires:

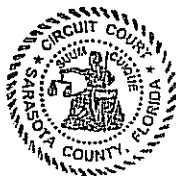
CERTIFICATE OF MAILING

I hereby certify that I did on this 16 day of June, 2005

mail by certified mail a copy of the foregoing notice to each of the lot owners at the address or addresses as shown on the attached Affidavit.

KAREN RUSHING  
Clerk of Court

(Court Seal)



By: Margitta Taylor  
As Deputy Clerk  
MARGITTA TAYLOR