

This instrument prepared by and return to:

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783 S. Orange Ave., Suite 210  
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016152717 2 PG(S)  
December 12, 2016 01:22:23 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



**AMENDMENT TO  
DECLARATION OF RESTRICTIONS  
FOR MULTI-FAMILY DEVELOPMENTS AT THE HIGHLANDS**

**WHEREAS**, TAYLOR WOODROW HOMES FLORIDA, INC. a corporation under the laws of the State of Florida, (Taylor Woodrow) has heretofore filed a document entitled "Declaration of Restrictions for Multi-Family Developments at the Highlands," together with exhibits thereto, in Official Records Book 1818, pages 1273 et seq. of the Public Records of Sarasota County (Multi-Family Declaration); and

**WHEREAS**, Taylor Woodrow assigned the right to prescribe building and use restrictions in The Highlands, and the right to amend the Multi-Family Declaration, to The Meadows Community Association, Inc., pursuant to an Indenture and Assignment of Rights recorded in Official Records Book 2749, Pages 979-981 of the Public Records of Sarasota County; and

**WHEREAS**, pursuant to such assignment, the Board of Directors of The Meadows Community Association, Inc., on December 5, 2016, approved amendments to the Multi-Family Declaration pertaining to architectural approval requirements and procedures.

**NOW, THEREFORE**, pursuant to the foregoing authority, The Meadows Community Association, Inc. does hereby modify and amend the Multi-Family Declaration as follows

1. Paragraph 18 (b) of the Multi-Family Declaration is deleted in its entirety and replaced as follows:

18. Restrictions on Usage. No owner, tenant, or other occupant of any condominium unit, cooperative unit or rental unit (hereinafter "unit") constructed on the property shall:

(b) paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony, or any exterior surface of the unit; place any sunscreen, blind or awning on any balcony or exterior stairway or opening of the unit; place any draperies or curtains at the windows of any unit without a solid, light color liner facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building; plant or remove any tree; except for changing out plants in an existing plant bed, install new landscaping or make additions or alterations to an existing landscape except upon written approval of the landscaping plan by The Meadows Community Association, Inc.(MCA); erect any exterior lights or signs; place any signs or symbols in windows or on the property; erect or attach any structures or fixtures within or upon the common areas without the written consent of MCA. The Board of MCA shall have the authority to adopt policies, rules and regulations pertaining to architectural review, including but not limited to, application forms, review criteria, guidelines, and approval conditions.

Paragraph 18(a), and the remainder of Paragraph 18 and the Multi-Family Declaration, shall remain unchanged.

THE SIGNATURE PROVISIONS FOLLOW ON THE NEXT PAGE

IN WITNESS WHEREOF, The Meadows Community Association, Inc. has caused this instrument to be executed in its name by its undersigned duly authorized officer this 12th day of December, 2016.

John A. Brady, Jr.  
Witness Signature

John A. Brady, Jr.  
Printed Name of Witness

Kathleen M Gibson  
Witness Signature

Kathleen M Gibson  
Printed Name of Witness

The Meadows Community Association, Inc.

John E. Spillane  
By: John E. Spillane, President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th day of December 2016, by John E. Spillane, President of The Meadows-Community Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Kathleen M Gibson  
Notary Public

