

AMENDMENT TO  
DECLARATION OF MAINTENANCE COVENANTS  
AND  
RESTRICTIONS ON THE COMMONS  
FOR THE MEADOWS

WHEREAS, TAYLOR WOODROW HOMES LIMITED (FLORIDA DIVISION), a corporation under the laws of the United Kingdom, authorized to do business in the State of Florida, hereinafter referred to as "Developer," has heretofore filed a document entitled "Declaration of Maintenance Covenants and Restrictions on The Commons for the Meadows," together with Exhibits thereto, in the Public Records of Sarasota County in Official Records Book 1113, pages 715-759, inclusive; and

WHEREAS, the Declaration was amended by instruments recorded in Official Records Book 1137, page 1968, Official Records Book 1326, page 882, Official Records Book 1428, page 552, Official Records Book 1693, page 2127, Official Records Book 1693, page 2130, and Official Records Book 1910, Page 0416, all of the Public Records of Sarasota County, Florida; and

WHEREAS, the Declaration reserves unto Developer the right to amend the Declaration, provided all such amendments conform to the general purposes and standards set forth in the Declaration;

WHEREAS, the Declaration further reserves unto Developer the right to assign and delegate to The Meadowood Management Company, Inc., a Florida corporation not for profit ("Meadowood"), any of Developer's rights created under the Declaration; and

WHEREAS, the Declaration further reserves unto Meadowood various rights and responsibilities with respect to the promotion of the health, safety, and social welfare of residents of The Meadows, including the right to promulgate and enforce restrictions applicable to lands within The Meadows; and

WHEREAS, by instrument dated December 17, 1986, Developer assigned to Meadowood the right and authority to amend Paragraphs 9 and 13 of the Declaration for the purpose of imposing certain use restrictions on the property known as "The Meadows" in the interest of promoting the health, safety and social welfare of the residents in The Meadows and providing Meadowood certain enforcement and lien rights with regard to the restrictions; and

WHEREAS, pursuant to such assignment, the Board of Directors of Meadowood did unanimously adopt on December 16, 1987, a resolution to so amend the Declaration;

WHEREAS, pursuant to a resolution unanimously adopted by the Board of Directors of The Meadowood Management Company, Inc. on December 16, 1987, Paragraph 1 of Article V of the Bylaws of The Meadowood Management Company, Inc. was amended to increase the number of directors to seven (7);

NOW, THEREFORE, pursuant to the foregoing authority, and with the joinder and consent of Developer, Meadowood does hereby modify and amend the Declaration as follows:

Prepared by: Terri Jayne Salt, Esquire  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard, P. O. Box 3258  
Sarasota, Florida 34230

1. Paragraph 9 of the Declaration is amended to add the following as subparagraph (u):

"(u) No real estate signs shall be permitted in The Meadows except as follows:

(i) an individual home may have one "FOR SALE" sign on the front lawn;

(ii) no directional signs pointing to "OPEN HOUSE" may be placed anywhere in The Meadows except as outlined in Paragraph 9 of the "Declaration of Restrictions for Multi-Family Developments at The Meadows" recorded in the Public Records of Sarasota County in Book 1518, pages 1525-1539 as amended and in (iv) below;

(iii) "FOR SALE" signs will conform to the design and specifications in Figure 1 attached;

(iv) condominium associations may permit one and only one "OPEN HOUSE" sign at each entrance to the condominium during the five hours an open house is being held by a registered real estate agent or by the owner if the unit is not in the hands of a real estate firm. In addition, condominium associations may permit an "OPEN" sign in front of the unit and, in those condominiums with multiple cul-de-sacs, a sign at the entrance to the cul-de-sac. All such signs shall be removed at the conclusion of the open house and shall conform to the general design shown in Figure 1;

(v) a "SOLD" sign and the real estate sign to which it is attached shall be removed no later than fourteen (14) days after a contract for sale is signed."

2. To correct a scrivener's error whereby a sentence was inadvertently omitted from the amendment to the Declaration recorded in Official Records Book 1910, Page 0416, Public Records of Sarasota County, Florida, Paragraph 13(b) of the Declaration is amended in its entirety to read as follows:

"(b) Meadowood shall additionally have the power and authority to notify in writing any owner who has violated the restrictions contained in this Declaration. If the owner fails to correct the violation and bring himself into compliance with the restrictions within fifteen (15) days of such notice, Meadowood may take whatever action is necessary to cure the violation, including, but not limited to, entering upon the owner's property for the purpose of curing the violation. Meadowood shall have the power to assess the owner for any costs incurred by Meadowood in connection with curing the violation. Meadowood shall send a written statement to the owner notifying him of the amount of the assessment, and failure of the owner to pay the assessment within thirty (30) days shall cause the same to be delinquent."

3. Paragraph 1 of Article V of Exhibit "C" to the Declaration (said exhibit being the Bylaws of The Meadowood Management Company, Inc.) is amended to read as follows:

"The affairs of the Corporation shall be managed by a Board of Directors consisting of seven directors. A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board, and the action of a majority present at which a quorum is present shall constitute the action of the Board of Directors."

D.R. 2007 PG 2153

*OR Meadowood Co. 12/17/07*  
*KNOW*  
*Read*  
*2/2/08*

IN WITNESS WHEREOF, The Meadowood Management Company, a Florida corporation not for profit, has caused this instrument to be executed in its name and its corporate seal to be affixed by its undersigned duly authorized officers this 25th day of JANUARY, 1988.

THE MEADOWOOD MANAGEMENT COMPANY,  
a Florida corporation not for profit

By: [Signature] (SEAL)  
Roger Postlethwaite  
As Its President

Attest: \_\_\_\_\_  
(CORPORATE SEAL)

By: [Signature]  
As Its Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25th day of JANUARY 1988, by Roger Postlethwaite, as President, and Jerree Amodio, as Secretary, of THE MEADOWOOD MANAGEMENT COMPANY, INC., a Florida corporation not for profit, on behalf of the corporation.

[Signature]  
Notary Public

My Commission expires:

Notary Public, State of Florida - License  
My Commission Expires: 12/31/1989  
Bonded by U. S. Fire Insurance Co.

O.R. 2007 PG 2154



JOINDER OF DEVELOPER

TAYLOR WOODROW HOMES LIMITED, a corporation under the laws of the United Kingdom authorized to do business in the state of Florida, hereby joins in and consents to the foregoing Amendment and ratifies and approves all action of The Meadowood Management Company, Inc. evidenced therein.

IN WITNESS WHEREOF, the undersigned has caused this Joinder to be executed in its name by its duly authorized officers and caused its corporate seal to be hereunto affixed this 25th day of JANUARY, 1988.

TAYLOR WOODROW HOMES LIMITED

By: [Signature]  
Roger Postlethwaite  
As Its Director and Agent

Attest: [Signature]  
(CORPORATE SEAL)

By: [Signature]  
As Its Assistant Secretary

No. in  
Seal Register  
091/88

O.R. 2007 PG 2155

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25th day of JANUARY 1988, by Roger Postlethwaite, as Director and Agent, and Maxine M. Baker, as Assistant Secretary, of TAYLOR WOODROW HOMES LIMITED, a corporation under the laws of the United Kingdom, on behalf of the corporation.

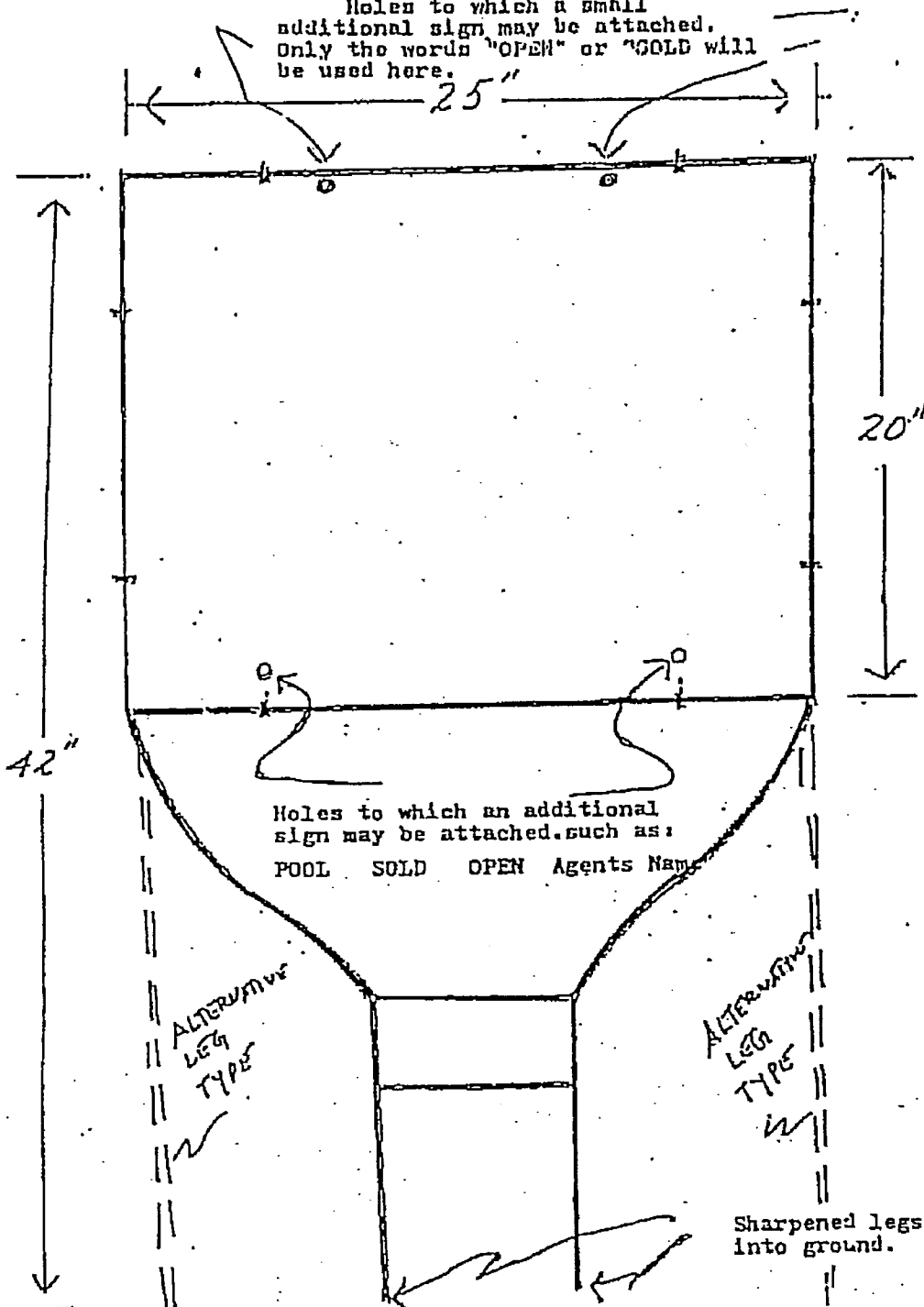
[Signature]  
Notary Public

My Commission expires:

Notary Public, State of Florida at Large  
My Commission Expires April 13, 1989  
Bonded by U. S. Fire Insurance Co.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

Holes to which a small additional sign may be attached. Only the words "OPEN" or "GOLD" will be used here.



O.R. 2007 PG 2156

FIGURE 1

RECORDED & INDEXED  
FEB 5 12 05 PM '88

RECORDED & INDEXED