

AMENDMENT TO
DECLARATION OF MAINTENANCE COVENANTS
AND RESTRICTIONS ON THE COMMONS FOR THE MEADOWS¹

WHEREAS, The Meadows Community Association, Inc., is the successor master property owners association, under the terms of the heretofore filed document entitled "Declaration of Maintenance Covenants and Restrictions on the Commons for the Meadows" (the "declaration"), together with exhibits and subsequent amendments thereto, in the Public Records of Sarasota, County in Official Records Book 1113, pages 715-759, inclusive; and

WHEREAS, the Board of Directors of The Meadows Community Association, Inc., has determined that the existing provisions of said Declaration governing late payment of annual assessments should be amended to provide for additional charges in the event owners are substantially delinquent in payment of the annual assessment; and

WHEREAS, The Meadows Community Association, Inc., is the Grantee of the right and authority to amend the "declaration" from time to time pursuant to an "Assignment of Rights" by the Developer-Grantor; the assignment being set forth in a document dated June 7, 1995 which document was duly recorded in Official Record Book 2749, Page 982-985, inclusive, Public Records of Sarasota, County, Florida;

NOW, THEREFORE, pursuant to its lawful authority and according to a resolution unanimously adopted by the Board of Directors of The Meadows Community Association, Inc., on October 24, 1996, certain provisions of the Declaration are hereby amended and modified as follows:

1. That Paragraph 16, of the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows is amended by adding the following paragraph to the present text:

*(g) Further Charges and Provisions on Delinquent
Accounts. Assessment accounts which have
become delinquent shall bear interest on the
amount of the unpaid balance, until fully paid, in
an amount up to the maximum legal rate for
individuals in the State of Florida. Further, all
delinquent accounts not paid within ten days
following the March 1st delinquency date, shall
also be charged an Administrative Late Fee in the
amount of Fifty Dollars (\$50.00) or 2% of the*

¹ Prepared by: Neil J. Welch, Esq., 5661 Pipers Waite, Sarasota, FL 34235

unpaid balance, whichever shall be greater. In addition, all checks, or other payment instruments, submitted in payment of accounts which have been returned to the Association because of insufficient funds on deposit, or for any other reason, including improper execution of the payment instrument, shall subject the account to a charge of Twenty-five Dollars (\$25.00) for each such defective payment instrument. Payment when received by the Association shall be credited first to any interest due on the delinquent account; secondly, in settlement of the Administrative Late Fee; thirdly, to all of the Association's collection costs and charges, including, but not limited to Attorney's fees; and finally, to the settlement of the unpaid balance of the delinquent assessment.

2. Amend Paragraph 17, as amended, of the Declaration of Maintenance Covenants and Restrictions on The Commons for The Meadows by adding the following paragraph to the present text:

(e) Notwithstanding anything herein to the contrary, charges to delinquent accounts which are subject to the application of Liens by the Association shall also include charges for interest, Administrative Late Fees, and all Costs of the Association incurred as a consequence of the collection of such delinquent assessment accounts.

** OFFICIAL RECORDS **
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CERTIFICATE OF AMENDMENT
TO
DECLARATION OF MAINTENANCE COVENANTS AND
RESTRICTIONS ON THE COMMONS FOR THE MEADOWS

The undersigned, as President of The Meadows Community Association, Inc., a Florida Corporation not for profit, does hereby certify:

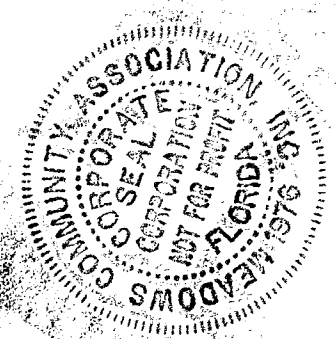
That by action of The Board of Directors on October 24, 1996, an amendment of the Declaration of Maintenance Covenants and Restrictions on the Commons for The Meadows, the original of said document to be found duly recorded in the Official Records of Sarasota, County, Florida, and that such action by the Board of Directors was sufficient to effect the amendment of the document as set forth in the preceding pages hereto.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 12th day of November, 1996

Meadows Community Association, Inc.
Frank Reuss
Frank Reuss, President

ATTEST:
Evelyn Shore
Evelyn Shore, Secretary

(Corp. Seal)



STATE OF FLORIDA
SARASOTA COUNTY

The foregoing instrument was acknowledged before me this 12th day of November, 1996, by Frank Reuss, as President, and by Evelyn Shore, as Secretary, of The Meadows Community Association, Inc., a Florida Corporation, on behalf of the Corporation. These individuals are personally known to me and did appear before me at the time of notarization and the said individuals did take an oath.

NOTARY PUBLIC:
Bobbie Materioli
Bobbie Materioli



BOBBIE MATERIOLI
COMMISSION # CC 405018
EXPIRES SEP 5, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
96 NOV 14 PM 2:42
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL