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This instrument prepared by and return to:
Jay A. Brady, Manager
Meadows Community Association, Inc.
2004 Longmeadow
Sarasota, FL 34235

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



**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, (Taylor Woodrow) has heretofore filed a document entitled "Declaration Of Maintenance Covenants and Restrictions on The Commons for The Meadows," together with exhibits thereto, in Official Records Book 1113, pages 715-759, inclusive of the Public Records of Sarasota Count (Declaration); and

WHEREAS, Taylor Woodrow assigned the right to prescribe building and use restrictions in The Meadows, and the right to amend the Declaration, to The Meadows Community Association, Inc., pursuant to an Indenture and Assignment of Rights recorded in Official Records Book 2749, Pages 982-985, inclusive of the Public Records of Sarasota County; and

WHEREAS, pursuant to such assignment, the Board of Directors of the Meadows Community Association, Inc., on April 14, 2016, approved amendments to the Declaration regarding motor vehicles.

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

1. Paragraph 9 (a) of the Declaration is deleted in its entirety and replaced as follows:

In addition to other restrictions set forth herein, the following use restrictions shall apply to all property in The Meadows or, if so designated, to The Commons:

(a) Except as set forth below, only family-type non-commercial motor vehicles used for passenger transportation, and the incidental movement of personal belongings and property, may be parked after overnight, defined as from after 11:00 p.m. until 5:00 a.m., at any location exposed to public view. Permitted vehicles shall include motor vehicles having a body style consisting of two doors, four doors, hatchback or convertible; and shall also include station wagons, mini-vans and vans equipped with windows all round the vehicle and passenger seats to accommodate not less than four (4) and not more than nine (9) people; and sport utility vehicles (excluding sport utility vehicles with a bed, whether covered or uncovered, which are classified below as pick-up trucks).

(i) All other motor vehicles, including but not limited to, commercial vehicles (any vehicle used in a trade or business and having visible advertising or promotional symbols or information, or exposed equipment or materials); trucks (any motor vehicle designed or used principally for the carriage of goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, cargo vans, and pick-up trucks. For purposes hereof, pick-up trucks shall

include any sport utility vehicle that has a bed, whether covered or uncovered); boats; campers; recreational vehicles (vehicles having either kitchen or bathroom facilities); trailers; motor homes; race cars, buses, mobile homes; and any and all other vehicles other than the aforescribed, shall be classified as Restricted Vehicles and may not be parked overnight at any location exposed to public view.

(ii) Notwithstanding the foregoing overnight parking restriction on Restricted Vehicles, the following exceptions shall be made: (a) a builder's trailer, and other Restricted Vehicles, may be parked on a property during construction; (b) a vehicle that has been modified specifically for the purpose of the transportation of the physically impaired shall be exempt from classification as a Restricted Vehicle; and (c) Restricted Vehicles may, with written permission, be parked or stored within an area specifically designated by The Meadows Community Association, Inc.

(iii) The Board of Directors of The Meadows Community Association, Inc. shall have the authority to prohibit any vehicle that would otherwise be permitted under this provision, if the Board determines, in the exercise of its business judgment, that the vehicle constitutes a safety hazard or is unsightly, including but not limited to prohibiting vehicles that have been modified from the standard model by increasing the height, purpose or appearance. The opinion of the Board of Directors shall be binding upon the parties unless wholly unreasonable. A written opinion rendered by legal counsel that a position adopted by the Board of Directors is not unreasonable shall conclusively establish the validity of such position.

(iv) All motor vehicles must be operable and must have a current license tag. No vehicles under repair shall be left overnight at any location exposed to public view.

(v) No motor vehicle, trailer, boat or any other property of any nature whatsoever that is regulated by this Section may be parked or stored overnight on any private road, or be parked or stored at any time on a lawn or unpaved area, except a non-Restricted Vehicle may be parked on an unpaved area made of shell or other pervious material subject to architectural review and approval by the Restrictions Committee.

(vi) The General Manager of The Meadows Community Association, Inc. may use discretion, for limited durations, in enforcement of these restrictions.

2. Paragraph 9 (q) of the Declaration is deleted in its entirety and subsequent paragraphs are re-lettered accordingly.

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 and its corporate seal to be hereunto affixed by its undersigned duly authorized officers this 12th day of May, 2016.

Claire A. Coyle

Witness Signature

CLAIRE A. COYLE

Printed Name of Witness

Marilyn Maleckas

Witness Signature

MARILYN MALECKAS

Printed Name of Witness

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 May 2016, by John E. Spillane, President of ~~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

