SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MEADOWS AT SAINT JOHNS

THIS SECOND AMENDMENT to Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns is executed as of the __________ day of October, 2002, by GRAND MEADOWS, LLC, a Florida limited liability company (“Developer”).

RECITALS

A. Developer executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns dated October 2, 2001, and recorded in Official Records Book 1657, page 1267, as amended by that First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns recorded in Official Records Book 1745, page 915, of the public records of St. Johns County, Florida (“Declaration”); and

B. Developer desires to further amend the Declaration in certain respects.

NOW, THEREFORE, in accordance with the rights reserved to Developer under Article X of the Declaration, Developer hereby amends the Declaration as follows:

1. Section 8.11 is hereby deleted in its entirety and replaced with the following:

8.11 Aerials and Antennas. Subject to the rules and regulations promulgated by the Federal Communication Commission (“FCC”) from time to time, all aerials, antennae, or satellite dishes shall be placed, to the extent feasible, in locations that are not visible from the street, so long as such placement does not impair reception, and permits reception of an acceptable quality signal. If an acceptable signal can only be obtained from a location that is visible from the street, the Association reserves the right to require adequate screening or painting of said aerials, antennae or satellite dishes to minimize visual intrusion. Notwithstanding any provision herein, and to insure the aesthetic quality and to protect the value and desirability of the Property, it is suggested and preferred that all aerials, antennae, or satellite dishes be placed in the exterior portion of the Lot, and be reasonably screened from public view.
2. Except as herein specifically amended or modified, the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this Second Amendment has been executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRAND MEADOWS, LLC, a Florida limited liability company

By: ____________________________
   L. Randall Towers
   Its Managing Member

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of October, 2002, by L. Randall Towers, as Managing Member of GRAND MEADOWS, LLC, a Florida limited liability company, on behalf of the company.

(Pont Name ______________________)
NOTARY PUBLIC
State of Florida at Large
Commission # ____________________
My Commission Expires:

Personally Known ✔ or Produced I.D. ______ [check one of the above]

Type of Identification
Produced ______________________