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Public Records of
St. Johns County, FL
Clerk# 02-064371
O.R. 1841 PG 346
10:10AM 11/04/2002
REC \$13.00 SUR \$2.00

THIS DOCUMENT PREPARED
BY AND RETURN TO:

VICTORIA DONATO, ESQUIRE
PAPPAS METCALF JENKS & MILLER, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202

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

THIS AMENDED AND RESTATED SECOND AMENDMENT to Declaration of
Covenants, Conditions, Restrictions and Easements for The Meadows at Saint Johns is executed as
of the 24 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 executed that certain Second Amended to Declaration of Covenants,
Conditions, Restrictions and Easement for the Meadows of Saint Johns recorded in Official Records
Book 1831, page 1162 of the public records of St. Johns County, Florida ("Second Amendment");
and

C. Developer desires to amend and restate the Second Amendment in certain respects.

NOW, THEREFORE, in accordance with the rights reserved to Developer under Article X
of the Declaration, Developer hereby amends the Declaration and amends restates the Second
Amendment 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, and satellite dishes should be placed, to the extent feasible,
in locations that are not visible from the street, so long as such placement
does not impair reception, permits reception of an acceptable quality signal,
and does not cause the Owner to incur an unreasonable expense. 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 and satellite dishes to minimize visual intrusion, provided that such screening does not interfere with the signal or cause the Owner to incur an unreasonable expense. 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, and satellite dishes be placed in the exterior portion of the Lot, and be reasonably screened from public view.

Placement of an aerial, antennae, or satellite dish in a non-preferred location other than the exterior portion of a Lot could result in such Owner being required to relocate the aerial, antennae or satellite dish to a preferred location at such Owner's sole cost and expense.

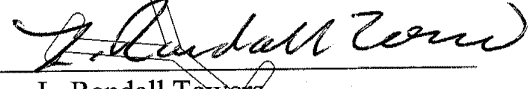
2. Except as herein specifically amended or modified, the Declaration shall remain unchanged and in full force and effect.

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

Signed, sealed and delivered
in the presence of:

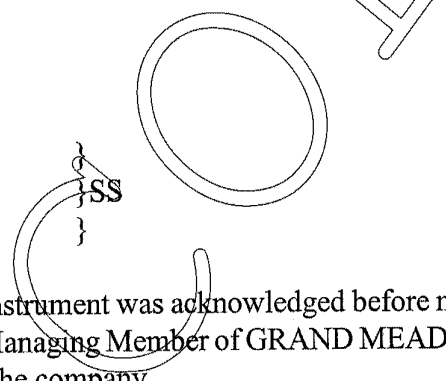
GRAND MEADOWS, LLC, a Florida
limited liability company


Print Name: NEIL J. BETWART

By: 
L. Randall Towers
Its Managing Member


Print Name: Kevin L. Brown

STATE OF FLORIDA
COUNTY OF DUVAL



The foregoing instrument was acknowledged before me this 24 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.

Charles D. Raley Jr.

(Print Name _____)

NOTARY PUBLIC **Charles D Raley Jr**

State of Florida at  **My Commission CC835709**

Commission # _____ **Expires May 11, 2004**

My Commission Expires: _____

Personally Known

or Produced I.D. _____

[check one of the above]

Type of Identification

Produced _____

COPY