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 24th 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 Amendment 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, antennas, 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

By: L. Randall Towers

L. Randall Towers
Its Managing Member

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.
(Print Name) Charles D. Riley Jr.

NOTARY PUBLIC
State of Florida at
Commission # CO835788
My Commission Expires: May 11, 2004

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

Type of Identification
Produced

COPY