

**NOTICE OF MEETING**  
**VOTING MEMBERS MEETING**

**NOTICE IS HEREBY GIVEN** that a meeting of the Voting Members of the of The Meadows at Martin Downs Homeowners Association, Inc., will be held at the following date, time and place:

**Date of Meeting:** Thursday, July 13, 2023  
**Time of Meeting:** 6:00 p.m.  
**Place of Meeting:** The Meadows House  
**Purpose of Meeting:** To discuss and vote on proposed amendments to the Amended and Restated Declaration of Covenants & Restrictions, as follows:

- Article XVI, COVENANTS REGARDING TOWNHOMES (Stamford Models). Changes the wording of #3, Maintenance of the Exterior of the Units, from maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing shall be done uniformly at the same time for the entire Unit Neighborhood, to read: “The Board of Directors shall determine the schedule of painting, which buildings will be painted and may schedule the painting of the buildings within the Unit Neighborhood in phases.”
- Article XVII, COVENANTS REGARDING PATIO HOMES (Capri Models and Sun Terrace Quadrplexes): Changes the wording of #3 Maintenance of the Exterior of the Patio Homes (same language as in Article XVI, above).
- Article XX: The Declaration may be amended in the future by consent of fifty-one percent (51%) of the Unit Owners voting in person or by proxy, at a duly convened meeting of the Members at which a quorum is present.

Dial-in will be available by phoning: (701) 802-5270, enter access code: 2499858#

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This Meeting will be followed immediately by a Board Meeting at which changes to the Rules & Regulations, ARC Guidelines, and Landscape Guidelines will be voted upon.

**Date mailed and posted: June 28, 2023**

**THE MEADOWS AT MARTIN DOWNS  
HOMEOWNERS ASSOCIATION, INC.**

**BY JOSEPH M. CARR, SR., PRESIDENT**

*Florida Statutes 720.303(2), Director and Committee Meetings: Meetings must be open to all members except when the meeting is confidential and protected by the attorney-client privilege.*