



**CERTIFICATE OF AMENDMENTS TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE
MEADOWS AT MARTIN DOWNS**

The Declaration of Covenants and Restrictions for The Meadows at Martin Downs were recorded in the Public Records of Martin County, Florida at Official Records Book 760, Page 372 et. seq., amended at Official Records Book 799, Page 1271 et. seq., Official Records Book 813, Page 1920 et. seq., Official Records Book 813, Page 1926 et. seq., Official Records Book 816, Page 294 et. seq., Official Records Book 822, Page 1459 et. seq., Official Records Book 834, Page 2138 et. seq., Official Records Book 892, Page 629 et. seq., Official Records Book 908, Page 1622 et. seq., Official Records Book 988, Page 14 et. seq., Official Records Book 1069, Page 653 et. seq., Official Records Book 1070, Page 2290 et. seq., Official Records Book 1106, Page 4 et. seq., Official Records Book 1120, Page 2358 et. seq., Official Records Book 1178, Page 539 et. seq., amended and restated at Official Records Book 1641, Page 684 et. seq., amended at Official Records Book 1772, Page 708 et. seq., Official Records Book 2511, Page 1105 et. seq., Official Records Book 2759, Page 1752 et. seq., and amended and restated at Official Records Book 2918, Page 67 et. seq. The same Amended and Restated Declaration of Covenants and Restrictions for The Meadows at Martin Downs is hereby amended as approved by vote of the Voting Members and affirmation by the Members which votes were sufficient for approval.

1. Article XVI, Section 3(b) is hereby amended as follows:

**ARTICLE XVI
COVENANTS REGARDING TOWNHOMES
Stamford Models**

3. **Maintenance of the Exterior of the Units.**

(b) No Owner will authorize the painting, refurbishing or modification of the exterior surfaces or the common roofing of their Unit or of the building without the prior written consent of the ARC. Normal maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing, shall be done uniformly for the entire Unit Neighborhood by the Association and paid for through a Neighborhood Assessment. 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.

(The balance of Article XVI remains unchanged.)

2. Article XVII, Section 3(b) is hereby amended as follows:

ARTICLE XVII
COVENANTS REGARDING PATIO HOMES
Capri Models and Sun Terrace Homes (Quadrplexes)

3. **Maintenance of the Exterior of the Patio Homes.**

(b) No Owner will authorize the painting, refurbishing or modification of the exterior surfaces or the common roofing of his patio home or of the building without the prior written consent of the ARC. Normal maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing, will be done uniformly for the entire Neighborhood and paid for by the Association through a Neighborhood Assessment. The Board of Directors shall determine the schedule of painting; which buildings will be painted, and may schedule the painting of the buildings with the Neighborhood in phases.

(The balance of Article XVII remains unchanged.)

3. Article XX is hereby amended as follows:

ARTICLE XX
AMENDMENTS

1. This Declaration may be amended 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.

(a) Amendments may be proposed by a member of the Board of Directors or by means of a petition executed by at least one-third (1/3) of all Units. Upon receipt of proposed amendments, the Board of Directors shall discuss each proposed amendment. If a proposed amendment is approved by a majority of the Directors present at a Board Meeting, then the proposed amendment will be presented to the Unit Owners for consideration.

(The balance of the Amended and Restated Declaration remains unchanged.)

4. The foregoing amendments to the Amended and Restated Declaration of Covenants and Restrictions for The Meadows at Martin Downs were approved by vote of the Voting Members and affirmation by the Members which votes were sufficient for approval.

5. All other provisions of the Amended and Restated Declaration of Covenants and Restrictions for The Meadows at Martin Downs are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 6 day of September, 2023.

WITNESSES AS TO PRESIDENT:

MEADOWS AT MARTIN DOWNS
HOMEOWNERS ASSOCIATION, INC.

Lea Pollak
Print Name: Lea Pollak

By: Joseph M Carr Jr
JOSEPH M CARR JR President

Madeline M Jones
Print Name: Madeline M. Jones

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Joseph M Carr, Jr., as President of Meadows at Martin Downs Homeowners Association, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on September 6, 2023.

Notarial Seal

Deborah L. Ross
Notary-Public
Print Name: Deborah L. Ross
My Commission Expires: 11/1/2027



DEBORAH L. ROSS
Commission # HH 338780
Expires January 1, 2027

WITNESSES AS TO SECRETARY:

Lea Pollak

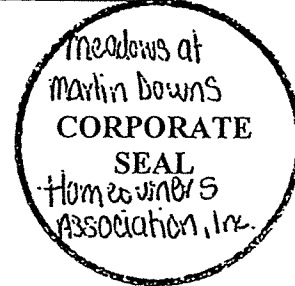
Print Name: Lea Pollak

Madeline M. Jones

Print Name: Madeline M. Jones

MEADOWS AT MARTIN DOWNS
HOMEOWNERS ASSOCIATION, INC.

By: Debra M. Nester
Debra M. Nester, Secretary



STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by _____, as Secretary of Meadows at Martin Downs Homeowners Association, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on September 6, 2023.

Notarial Seal



DEBORAH L. ROSS
Commission # HH 338780
Expires January 1, 2027

[Signature]

Notary Public

Print Name: Deborah L. Ross

My Commission Expires: 1/1/2027