

This Instrument Prepared By
And To Be Returned To:
Laura Minton Young, Esquire
DEAN MEAD
8240 Devereux Drive, Suite 100
Melbourne, Florida 32940
(321) 259-8900

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FIRST AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
THREE MEADOWS PHASE III

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THREE MEADOWS PHASE III is made as of the 4th day of August 2009 by THREE MEADOWS PHASE III HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation (hereinafter referred to as the "Association").

RECITALS:

WHEREAS, THREE MEADOWS CORPORATION, a Florida corporation, as "Developer", recorded that certain Declaration of Covenants and Restrictions for Three Meadows Phase III recorded in Official Records Book 3253, page 3908, Public Records of Brevard County, Florida (hereinafter referred to as the "Declaration"), under the terms of which Developer subjected that certain real property more particularly described therein to the covenants and restrictions set forth therein; and

WHEREAS, pursuant to Section 21 of the Declaration, the Declaration may be amended by a positive vote of at least two-thirds (2/3) of the Owners, or their proxies, present at a meeting convened thereof by the Board of Directors of the Association by at least a 15 day advance notice to the members; and

WHEREAS, the Association desires to amend the Declaration as provided herein in this First Amendment to Declaration of Covenants and Restrictions (hereinafter referred to as the "First Amendment to Declaration"); and

WHEREAS, this First Amendment to Declaration has been approved by the requisite number of members in accordance with Section 21 of the Declaration.

NOW, THEREFORE, the Association hereby amends the Declaration as set forth hereinbelow.

1. Recitals; Defined Terms. The recitals set forth hereinabove are true and correct in all respects and are incorporated herein by reference as if set forth herein verbatim. Defined (capitalized) terms which are used herein and are not otherwise defined herein shall have the meanings set forth in the Declaration.

2. Section 20. The following sentences are hereby added to the end of Section 20 of the Declaration:

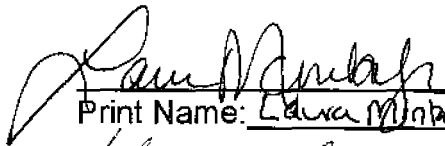
The Association may also levy fines, not to exceed \$100.00 per violation, against any Owner or any tenant, guest or invitee of an Owner for violations of this Declaration. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, as provided for in §720.305, Florida Statutes, as the same may be amended. There is no limitation on the maximum amount the Association may levy as a fine per violation. The requirements for providing notice and an opportunity for a hearing set forth in this section 20 do not apply to the imposition of fines upon any Owner because of the failure of that Owner to pay assessments or other charges when due.


3 Full Force and Effect. As except as expressly amended by this First Amendment to Declaration, the Declaration shall remain unchanged and in full force and effect.

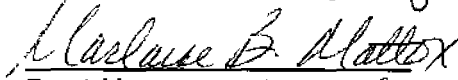
IN WITNESS WHEREOF, the Association has caused this First Amendment to Declaration to be duly executed in its name as of the day and year first above written.

Signed sealed and delivered
in the presence of

THREE MEADOWS PHASE III
HOMEOWNERS ASSOCIATION, INC , a
Florida non-profit corporation


Print Name: Laura Minton Young

By: 
Name: John A Riley
Title: President


Print Name: MARLAIDE B. MATTOX

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6th day of August, 2009, by John A. Riley, as President, of THREE MEADOWS PHASE III HOMEOWNERS ASSOCIATION, INC , a Florida non-profit corporation, on behalf of the non-profit corporation. Said person is (check one) personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit _____.

LAURA MINTON YOUNG
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD829239
EXPIRES 1/13/2013
BONDED THRU 1-888-NOTARY1

Print Name: Laura Minton Young
Notary Public, State of Florida:
Commission No.: _____
My Commission Expires: _____