

Prepared by and Return To:
Cianfrone, Nikoloff, Grant & Greenberg, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
MASTER DECLARATION FOR MEADOW OAKS**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on October 20, 2022, by the affirmative vote of not less than two-thirds (2/3) of the entire membership of the Master Association, the Master Declaration for Meadow Oaks, as originally recorded in O.R. Book 1544, Page 0258, et seq., and preserved in O.R. Book 9440, Page 3553, et seq. and all in the Public Records of Pasco County, Florida, be, and the same is hereby amended as follows:

The Master Declaration of Meadow Oaks is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Master Declaration for Meadow Oaks."

IN WITNESS WHEREOF, MEADOW OAKS MASTER ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 28 day of NOVEMBER 2022.

MEADOW OAKS MASTER ASSOCIATION,
INC.

(Corporate Seal)

ATTEST:

Michele Dunlavy
Michele Dunlavy, as Secretary
Printed Name

By: Chris Brenner
CHRIS BRENNER, as President
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of NOVEMBER, 2022, by CHRIS BRENNER, as President and MICHELE DUNLAVY, as Secretary, of MEADOW OAKS MASTER ASSOCIATION, INC., and are personally known to me or have produced _____ as identification.

Notary Signature
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

**SCHEDULE OF AMENDMENTS
TO
MASTER DECLARATION FOR MEADOW OAKS**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE-THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

1. Article 6, Use Restrictions and Maintenance Requirements, of the Declaration shall be amended to add an entirely new Section 6.25, Leasing, to read as follows:

6.25 Leasing. An Owner may not lease, rent or allow occupancy of a Unit by any party other than the owner(s) immediate family during the first twenty-four (24) months of ownership. The foregoing restriction shall not apply to any Unit owned by the Association as the result of a foreclosure of its lien or the acceptance of a deed in lieu of foreclosure. A copy of all leases shall be provided to the Association prior to occupancy by any tenant.