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This instrument prepared by and return to:
Timothy P. Hoban, Esquire
Timothy P. Hoban, P.A.
2752 Dora Avenue
Tavares, FL 32778

07-028

**SIXTH AMENDMENT
TO
DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS OF THE MEADOWS**

THIS SIXTH AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE MEADOWS ("Amendment") is made and entered into this 27 day of August 2008, by Double MM Development, LLC, a Florida limited liability company ("Developer").

WITNESSETH

WHEREAS, Developer is the successor by conversion to the developer under that certain Declaration of Easements, Covenants, Conditions, and Restrictions of The Meadows, dated May 19, 2003, and recorded in Official Records Book 2322, Page 2087, Public Records of Lake County, Florida ("Declaration").

WHEREAS, pursuant to Article IX, Section 3(b)(1) of the Declaration, Developer is authorized to amend the Declaration while Developer maintains control of the Association;

WHEREAS, Developer maintains complete control of the Association; and

WHEREAS, Developer exercised its right to amend the Declaration by executing that certain First Amendment To Declaration of Covenants, Conditions, and Restrictions of The Meadows, recorded in Official Records Book 2370, Page 194, Public Records of Lake County, Florida; that certain Second Amendment To Declaration of Covenants, Conditions, and Restrictions of The Meadows, recorded in Official Records Book 2379, Page 1189, Public Records of Lake County, Florida; and that certain Third Amendment to Declaration of Covenants, Conditions, and Restrictions of The Meadows, recorded in Official Records Book 3477, Page 286, Public Records of Lake County, Florida; that certain Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions of The Meadows, recorded in Official Records Book 3531, Page 1727, Public Records of Lake County, Florida; and that certain Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions of The Meadows, recorded in Official Records Book 3619, Page 766, Public Records of Lake County, Florida.

WHEREAS, Developer desires to further exercise the right to amend the Declaration as set forth herein this Amendment.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made part of this Amendment as if more fully set forth herein.
2. **Applicability.** The terms, covenants, conditions and requirements of this amendment shall be retroactively applied from the date of recording the Declaration to all Owners within the Association.
3. **Amendment.** Article IX, Section 1, Subsection (f) of the Declaration is hereby created by adding the following:

(f) **Association Pool Area Privileges.**

(i) The Property Management Company hired by the Board of Directors shall, on a monthly basis, produce a report of the Owners who are delinquent in paying Annual Assessments, Special Assessments, and/or Water and Sewer Charges ("Monthly Aged Owner Balances Report"). If an Owner's name appears on the Monthly Aged Owner Balances Report, then the Owner shall be banned from using the Pool Area and the Property Management Company shall change the Owner's personal code on the keypad to the Pool Area to prohibit the Owner from entering the Pool Area. The Owner shall remain banned from the Pool Area until the Owner's name is removed from the Monthly Aged Owner Balances Report. When the Owner's name is removed from the Monthly Aged Owner Balances Report, then the Property Management Company shall change the Owner's personal code on the keypad to the Pool Area to allow the Owner to enter the Pool Area.

(ii) If, during the time period when an Owner ("Delinquent Owner") is banned from the Pool Area, a Delinquent Owner obtains access to the Pool Area in an unauthorized manner, including, but not limited to, using another Owner's ("Second Owner") personal code, climbing the fence, being the guest of a Second Owner, and/or cutting the fence, then the Delinquent Owner shall be banned from the Pool Area for an additional month. When the Delinquent Owner's name is removed from the Monthly Aged Owner Balances Report for two (2) consecutive months, then the Property Management Company shall change the Delinquent Owner's personal code on the keypad to the Pool Area to allow the Delinquent Owner to enter the Pool Area.

(iii) If, during the time period when a Delinquent Owner is banned from the Pool Area, a Second Owner allows the Delinquent Owner to have access to the Pool Area OR Second Owner permits his or her personal code on the keypad to be used by the Delinquent Owner in order for the Delinquent Owner to obtain unauthorized access to the Pool Area, then the Second Owner shall be banned from using the Pool Area and the Property Management Company shall

change the Second Owner's personal code on the keypad to the Pool Area to prohibit the Second Owner from entering the Pool Area. The Second Owner shall remain banned from the Pool Area for approximately one month until the following Monthly Aged Owner Balances Report is issued. When the next Monthly Aged Owner Balances Report is issued, then the Property Management Company shall change the Second Owner's personal code on the keypad to the Pool Area to allow the Second Owner to enter the Pool Area.

- 4. **Construction.** To the extent that the terms, covenants and conditions of this Amendment are inconsistent with the terms of the Declaration, and/or any amendments thereto, the terms, covenants and conditions of this Amendment shall control. In all other respects, the terms, covenants and conditions of the Declaration shall remain in full force and effect and unchanged in any manner.

IN WITNESS WHEREOF, Double MM Development, LLC, as Developer, has adopted this Amendment to the Declaration, which said Amendment shall be effective upon recording in the Public Records of Lake County, Florida, and shall be retroactive in application to the date of recording the Declaration, dated this 27 day of August, 2008.

WITNESSES

DEVELOPER
DOUBLE MM DEVELOPMENT, LLC

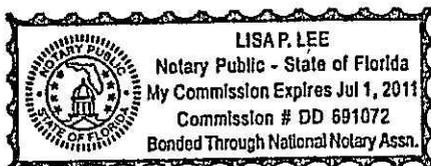
Lisa Lee
Print Name: Lisa Lee

By: Maureen McLay
Maureen McLay
As Its Managing Member

Blay Lucas
Print Name: Blay Lucas

STATE OF FLORIDA
COUNTY OF LAKE

SWORN TO AND SUBSCRIBED before me this 10th day of September, 2008, by Maureen McLay, as Managing Member of Double MM Development, LLC, as Developer, who produced _____ as identification or who is personally known to me, and who did not take an oath.



Lisa P. Lee
Notary Public