

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR FOREST RIDGE AT MEADOW WOODS**

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOREST RIDGE AT MEADOW WOODS, (hereinafter "Amendment") is made this 28th day of February, 1994 by FOREST RIDGE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

W I T N E S S E T H :

WHEREAS, a Declaration of Covenants and Restrictions for Forest Ridge at Meadow Woods was recorded on August 31, 1990 in Official Records Book 4214 at Page 4987 of the Public Records of Orange County, Florida as amended by Amendment to the Declaration of Covenants and Restrictions for Forest Ridge at Meadow Woods recorded on October 15, 1990 in Official Records Book 4231 at Page 3022 of the Public Records of Orange County, Florida; and

WHEREAS, a Second Amendment to the Declaration of Covenants and Restrictions of Forest Ridge was recorded on April 19, 1991 in Official Records Book 4279 at Page 2193 of the Public Records of Orange County, Florida; and

WHEREAS, the Association wishes to amend the Declaration; and

WHEREAS, a majority of the Board of Directors have approved and signed the Amendments to the Declaration; and

WHEREAS, seventy-five (75%) percent of the total votes outstanding of the Association has been obtained and have signed the Amendment.

NOW, THEREFORE, the Association, pursuant to the authority of Article VII, Section 2 amends the Declaration as follows:

1. Add the following as a new Section 6 under Article V:

"Section 6: Special Assessments. The Association may levy a Special Assessment against any Owner individually and against such Owner's Living Unit to reimburse the Association for costs incurred in bringing an Owner and his Living Unit into compliance with the provisions of this Declaration, any Amendments thereto, the Articles, the By-Laws, or the Association's Rules and Regulations, which Special Assessment may be levied upon the vote of the Board after notice to the Owner and an opportunity for a hearing."

2. Article VI, Section 3, Rentals, is amended to read as follows:

"A. Living Units shall not be leased without the prior written approval of the Board of Directors of the Association. No lease shall be for a period of less than seven (7) months. All leases shall be in writing, and shall require that lessees comply with all requirements of this Declaration, the Articles of Incorporation and the By-Laws of the Association. Notwithstanding the rental of his Living Unit, the liability of the Owner under this Declaration shall continue."

3. Article VI, Section 3, Rentals, add the following new subparagraph:

"C. The Declaration, Articles of Incorporation, By-Laws and Rules and Regulations of the Association shall be applicable and enforceable against any person or corporation occupying a unit as a tenant to the same extent as against an Owner and occupancy of any Living Unit constitutes a covenant upon the part of each such tenant to abide by the Rules and Regulations of the Association and the terms and provisions of the Declaration, Articles of Incorporation and By-Laws. Each Owner hereby designates the Association as the Owner's agent for the purpose of and with the authority to terminate any such lease agreement and evict such tenant at the expense of the Unit Owner in the event of violation by the tenant of such covenant. This provision shall be an essential element of any such lease or tenant agreement whether specifically expressed in such agreement or not. Any Owner who is delinquent in the payment of any assessment to the Association shall be prohibited from the leasing of the unit for which payment is delinquent."

4. Article VII, Section 3, Amendment, Subparagraph A., is amended to read as follows:

"A. Subject to the provisions of Paragraphs B, C and D of this Section and the provisions of Article VI, Section 2.B., this Declaration may be amended by an instrument first approved and signed by a majority of the board of Directors and subsequently signed by persons or entities representing two-thirds (2/3) of the total votes outstanding at said time. To be effective, all amendments must be filed in the Public Records of Orange County, Florida. Unless otherwise specifically recited in said amendment, the effective date thereof shall be the same as is filed in the Public Records of Orange County, Florida."

5. Except as specifically modified by the terms of this Third Amendment, the Declaration is hereby confirmed and ratified in its entirety and incorporated herein by this reference.

IN WITNESS WHEREOF, FOREST RIDGE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION has executed this Third Amendment to Declaration of Covenants and Restrictions on this 29 day of March, 1994.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
Print: LORETTA L. HELLER

FOREST RIDGE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation

By: [Signature]
David Dydo
President

[Signature]
Witness
Print: NEVEES WARREN

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing Third Amendment to the Declaration of Covenants and Restrictions for Forest Ridge at Meadow Woods as acknowledged before me this 29 day of March, 1994, by David Dydo, as President FOREST RIDGE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, who is personally known to me or has produced Florida Driver License as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]
Print: NEVEES WARREN
State of Florida at Large
My Commission Expires

Commission No. [Seal] MY COMMISSION # CC 218074 EXPIRES July 27, 1996 BONDED THROUGH TRON FARM INSURANCE, INC.

OR BK 4732 Pg 4487
Orange Co FL 4853781