

AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
GEORGETOWN COMMON HOMEOWNERS ASSOCIATION, INC.
31 Huxley Way, Fairport, New York 14450

2016 JUN 13 AM 8:31
MONROE COUNTY CLERK

WHEREAS, a certain Declaration of Covenants, Conditions and Restrictions of Georgetown Common Homeowners Association, Inc. was recorded on November 1, 1971, in the Monroe County Clerk's Office in Liber 4163 of Deeds at Page 132; and

WHEREAS, the By-Laws were attached to the Declaration as Schedule A; and

WHEREAS, Pursuant to Article XII of said By-Laws, a majority of all Members of the Association represented in person or by proxy at a Meeting, agree to amend the By-Laws as hereinafter set forth, which Meeting was held on the 14th day of May, 2016.

NOW, THEREFORE, it is hereby declared that Article X, Section 10.1 of the By-Laws is amended by adding the following new language:

Section 10.1(J)

Only eleven (11) of the Units may be occupied by non-Owners and/or non-Family Members. Any Units owned by the Association are not counted toward the eleven (11) maximum.

A Unit purchased after the date of recording of the amendment in the Monroe County Clerk's Office must be Owner occupied for a minimum period of five (5) years before it can be leased, and can only be leased with Board approval, which approval will not be unreasonably withheld.

Units purchased to be occupied by family members are exempt from this occupancy prohibition. Family Members are defined as being Parents, Parents-In-Law, Children, and Siblings of the Unit Owner.

As of the date of the recording of this Amendment, once eleven (11) of the Units are occupied by non-Owners and/or non-Family Members, Owners wishing to lease their Units will be placed on the waiting list on a first-come first-served basis, based on receipt of a written request received by the Board of Directors or management.

Unit Owners currently leasing their Units can continue leasing their Units when the current tenant's lease ends if less than eleven (11) of the total Units are under lease.

The Board of Directors, in its sole discretion, may grant exceptions to the eleven (11) Unit maximum, for extenuating circumstances.

Note: Text in bold is added.

The undersigned members of the Board of Directors certify as follows:

1. This Amendment has been adopted in full compliance with the afore-mentioned Article XII of the By-Laws.

2. A Notice of Meeting containing a full statement of proposed Amendment was sent to all Unit Owners, listed on the books and records of the Association, being at least 10 days but not more than 50 days before the date of a Meeting as required by Article III, Section 3.6 of the By-Laws.

3. The Meeting was held on May 14, 2016, and a majority of the Members present at said meeting approved the Amendment.

4. The Consents have been received and filed with the Board of Directors.

IN WITNESS WHEREOF, the undersigned a majority of the Members of the Georgetown Common Homeowners Association, Inc. Board of Directors, cause this Amendment to be signed this 18th day of May, 2016 and direct the Amendment be recorded in the Monroe County Clerk's Office as an Amendment to the Declaration and By-Laws.

Georgetown Common Homeowners Association, Inc.

By: Donald J. Maness

By: Dan / Kumpilo

By: John J. Pugh

By: Loretta E. Cannon

By: David Mc Donald

STATE OF NEW YORK)
)SS.:
COUNTY OF MONROE)

On the 18TH day of May in the year 2016, before me, the undersigned, personally appeared DONALD MASSECAR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Laura J. Share
Notary Public

Laura J. Share
Notary Public - State of New York
NO. 01SH5000597
Qualified in Monroe County
My Commission Expires 11/18/2018

STATE OF NEW YORK)
)SS.:
COUNTY OF MONROE)

On the 18TH day of May in the year 2016, before me, the undersigned, personally appeared DAVID ROMPALO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Laura J. Share
Notary Public

Laura J. Share
Notary Public - State of New York
NO. 01SH5000597
Qualified in Monroe County
My Commission Expires 11/18/2018

STATE OF NEW YORK)
)SS.:
COUNTY OF MONROE)

On the 18TH day of May in the year 2016, before me, the undersigned, personally appeared HANS PORTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Laura J. Share
Notary Public

Laura J. Share
Notary Public - State of New York
NO. 01SH5000597
Qualified in Monroe County
My Commission Expires 11/18/2018

STATE OF NEW YORK)
)SS.:
COUNTY OF MONROE)

On the 15th day of May in the year 2016, before me, the undersigned, personally appeared DURETTA O'CONNOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
Laura J. Share

Notary Public - State of New York

NO. 01SH5000597

Qualified in Monroe County

My Commission Expires 11/18/2018

STATE OF NEW YORK)
)SS.:
COUNTY OF MONROE)

On the 18th day of May in the year 2016, before me, the undersigned, personally appeared DAVID McDONALD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Laura J. Share

Notary Public - State of New York

NO. 01SH5000597

Qualified in Monroe County

My Commission Expires 11/18/2018

AMENDMENT TO DECLARATION
AND BYLAWS

GEORGETOWN COMMON
HOMEOWNERS ASSOCIATION, INC.

Dated: May 18, 2016

Ronald S. Shubert, Esq.
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