

Jamie Romeo, County Clerk

Monroe County Clerk

39 West Main Street

Rochester, NY 14614

Receipt #: 3491115
Transaction #: 9344206
Transaction Date: 07/11/2023 11:24:06 AM
Payment Comment:

Fees for: DECLARATION \$0.00

Book / Page: D 12835 0577	SHADOW PINES HOMEOWNERS ASSOCIATION,
Instrument #: 202307110791	
Ref #: TT0000020119	SHADOW PINES HOMEOWNERS ASSOCIATION,
Recorded: 07/11/2023 11:24:06 AM	
Recording Fee	\$26.00
Pages Fee	\$10.00
State Fee Cultural Education	\$14.25
State Fee Records Management	\$4.75

Total Charges for Transaction: \$55.00

Payments Received:

Check (142258)	\$55.00
Change	\$0.00

Cashier: CT

RECORDED
Time: _____

JUL 11 2023



COPY

Monroe County Clerk's Office **AMENDMENT TO THE DECLARATION OF
SHADOW PINES HOMEOWNER'S ASSOCIATION**

This Amendment (the "Amendment") is made as of the 26th day of April, 2023, to the Declaration (the "Declaration" of **SHADOW PINES HOMEOWNER'S ASSOCIATION** (the "Association")), which ASSOCIATION is located at SHADOW PINES DRIVE, in the Town of Penfield, County of Monroe, and State of New York.

Liber 6484, Page 291 recorded 2/28/84

WHEREAS the Unit Owners (the "Owners") assembled at the Association's 2023 General Member Meeting on April 26, 2023, which meeting was duly noticed in conformance with the By-Laws; and

WHEREAS by general proclamation, the Board of Directors (the "Board") was tasked with writing and offering for signature certain amendments to the Declaration; and

WHEREAS The Board is empowered to oversee the administration and operation of the Association in accordance with the terms and provisions of its governing documents; and

WHEREAS, a vote of the Owners in the Association for the adoption of this Declaration Amendment was duly taken from June 1, 2023 through October 1, 2023; and

WHEREAS, by said vote, the required percentage of no less than 75% of the Owners in number and in percentage of common interest voted to adopt this Amendment.

NOW THEREFORE, be it resolved, that the following Amendments to Article 5 are adopted as of the date set forth above with regard to Special Assessments.

Section 1. Creation of the Lien and personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements or to replenish the Reserve Fund, such assessments to be established and collected as hereinafter provided. The covenant in this Section shall not constitute a guarantee, or promise of any kind by Declarant to pay any assessment, or any other obligation of any Owner, other than Declarant.

Section 4. Special Assessments. In addition to the annual assessments, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, and the Lots, or any of them, including fixtures and personal property related thereto, or to replenish the Reserve Fund, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members, present in person or by proxy, at a meeting duly called for this purpose.

All other terms of the By-Laws and Declaration, except as modified herein, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned being the Secretary of the Board of Managers of the Condominium, sets his/her hand and seal this 12 day of June, 2023.

~~Ferne Uschold~~
Ferne Uschold
[print name] Secretary, Board of Managers

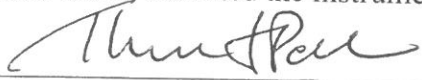
STATE OF NEW YORK)

) ss:

COUNTY OF MONROE)

On the 12 day of June, in the year 2023, before me, the undersigned, personally appeared

Ferne Uschold, and 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

Theresa J Peck
Notary Public, State of New York
Reg. No. 01PE6433840
Qualified in Ontario County
Commission Expires 05/23/2026