

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

ROCHESTER, NY

Receipt # 1570309

Index DEEDS

Book 11836 Page 400

No. Pages : 7

Instrument AMENDMENT TO DECLARATION

Date : 03/24/2017

Time : 12:06:29PM

Control # 201703240302

TT # TT0000013348

Ref 1 #

Employee : DianeA

Return To:

PHILLIPS & LYTLE LLP
ONE CANALSIDE
125 MAIN STREET
BUFFALO, NY 14203-

WELLS LANDING ASSOCIATION INC

COUNTY FEE TP584	\$	5.00
MISCELLANEOUS COUNTY FEE	\$	0.00
COUNTY FEE NUMBER PAGES	\$	30.00
RECORDING FEE	\$	45.00
STATE FEE TRANSFER TAX	\$	0.00

Total \$ 80.00

State of New York

TRANSFER AMT

MONROE COUNTY CLERK'S OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

TRANSFER AMT

\$1.00

ADAM J BELLO

MONROE COUNTY CLERK



AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS,
CHARGES AND LIENS
(Wells Landing)

This instrument made this 13th day of March, 2017, is an amendment to the Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens - Wells Landing Association, Inc. (the "Declaration") which was recorded in the Monroe County Clerk's Office in Liber 10507 of Deeds, page 0136, on August 23, 2007.

WITNESSETH

WHEREAS, the Board of Directors of the Wells Landing Association, Inc., certification pursuant to Section 11.08 of said Declaration, that the applicable provisions of the Declaration have been followed; and

WHEREAS, Owners of 2/3 of all Lots which are subject to the Declaration, have approved this Amendment; and

NOW THEREFORE, the Declaration, Article IX, is amended by adding the following new Section 10.21:

Section 10.21. No leasing of Townhomes or Patio Homes. An Owner shall not lease their Townhome or Patio Home or any portion of their Townhome or Patio Home. Owners who are currently leasing their Townhome or Patio Home as of the date of the recording of this Amendment, may continue to do so, so long as the lease term is not less than one year. Once title to the Townhome or Patio Home is transferred, the right to lease will end. Townhome or Patio Home occupied by family members, including divorced spouses, are exempt from the leasing prohibition.

The Board of Directors, in its sole discretion, may grant exemptions to the leasing restriction for extenuating circumstances.

Note: New language in **bold**.

MAR 24 11:12:06

FILED

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS,
CHARGES AND LIENS
(Wells Landing)

Pursuant to Section 11.08 of the Declaration, there is attached to this Amendment, a Certification of the Board of Directors of the Association certifying that the required consents of 2/3 or more of the Lot Owners have been received and filed with the Board of Directors.

Wells Landing Association, Inc.

By: Edward Parrone

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

On the 13 day of MARCH, 2017, before me, the undersigned, personally appeared Edward Parrone, 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.

Elizabeth A. Steinberg
Notary Public

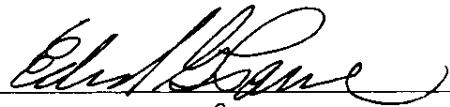
ELIZABETH A. STEINBERG
Notary Public in the State of New York
MONROE COUNTY
Commission Expires Nov. 10, 2018


AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS,
CHARGES AND LIENS
(Wells Landing)

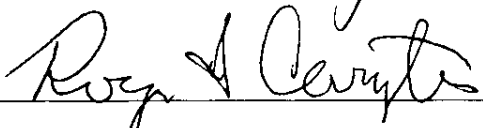
IN WITNESS WHEREOF, the undersigned being all or a ___ majority of the members of the Wells Landing Association, Inc. Board of Directors caused this Amendment to be signed this 13th day of March, 2017 and directed this Amendment be recorded in the Monroe County Clerk's Office as an Amendment to the Declaration.

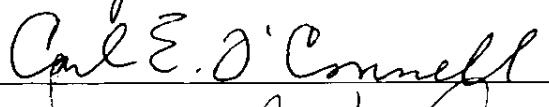
1. The Amendment has been adopted in full compliance with Article XI of the Declaration.
2. No lending institution, which together are mortgagees on 1/3 or more of the Lots, have advised the Association in writing, prior to the date set forth for voting on the proposed Amendment, they are opposed to such amendment.

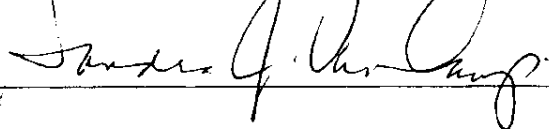
Wells Landing Association, Inc.





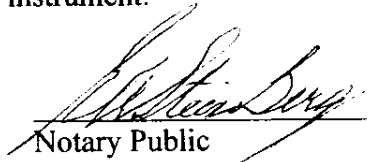






STATE OF NEW YORK)
) SS.:
COUNTY OF MONROE)

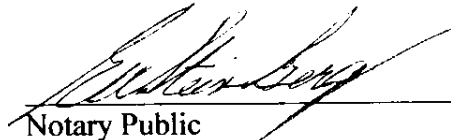
On the 13 day of MARCH, 2017, before me, the undersigned, personally appeared Edward Parrone, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her 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

ELIZABETH A. STEINHILBERG
Notary Public in the State of New York
MONROE COUNTY
Commission Expires Nov. 10, 2018

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

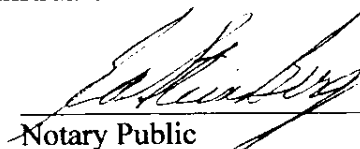
On the 13 day of MARCH, 2017, before me, the undersigned, personally appeared Ann Chazan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her 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

ELIZABETH A. STEINHILBERG
Notary Public in the State of New York
MONROE COUNTY
Commission Expires Nov. 10, 2018

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

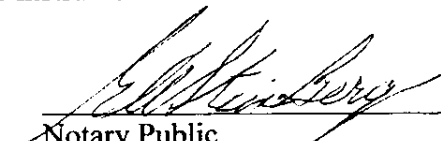
On the 13 day of MARCH, 2017, before me, the undersigned, personally appeared Roger Covington, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her 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

ELIZABETH A. STEINHILBERG
Notary Public in the State of New York
MONROE COUNTY
Commission Expires Nov. 10, 2018

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

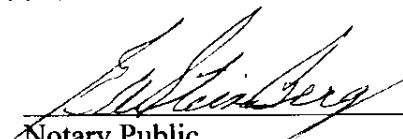
On the 13 day of MARCH, 2017, before me, the undersigned, personally appeared Carl O'Connell, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her 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
ELIZABETH A. STEINBERG
Notary Public in the State of New York
MONROE COUNTY
Commission Expires Nov. 10, 2018

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

On the 13 day of MARCH, 2017, before me, the undersigned, personally appeared Sandra VanCamp, 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
ELIZABETH A. STEINBERG
Notary Public in the State of New York
MONROE COUNTY
Commission Expires Nov. 10, 2018

AMENDMENT TO DECLARATION

WELLS LANDING ASSOCIATION, INC.

Dated: March 13, 2017

Ronald S. Shubert, Esq.
28 East Main Street
Suite 1400
Rochester, NY 14614-1935
(716) 847-5491

Doc #01-3007368.1

Water Work Drive
Silverwood Circle
Pond Bridge Way