MONROE COUNTY CLERK'S OFFICE

PHILLIPS & LYTLE LLP

WELLS LANDING ASSOCIATION INC

ONE CANALSIDE

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ROCHESTER, NY

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Instrument AMENDMENT TO DECLARATION

Date : 03/24/2017

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

Total

80.00

State of New York

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.

ADAM J BELLO

MONROE COUNTY CLERK



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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.

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.

Notary Public

STATE OF NEW YORK)	00
COUNTY OF MONROE)	SS.:
On the 13 day of Marc	
appeared Edward Pay	
•	isfactory evidence to be the individual whose name is subscribed
	knowledged to me that he/she executed the same in his/her
	nature on the instrument, the individual, or the person upon
behalf of which the individual a	cted, executed the instrument.

ELIZABETH A. STEINEL RG Motary Public in the State of New York MOTAROE COURTY Commission Expires Nov. 10, 20

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
day of $Mavel,$, 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)			
COUNTY OF MONROE) SS.:)			
On the 13 day of Man appeared ENWAYA proved to me on the basis of to the within instrument and capacity, and that by his/her behalf of which the individu	satisfactory evidence acknowledged to me signature on the inst	e to be the indivi that he/she executions, the indivi-	dual whose name is outed the same in his	me or subscribed s/her
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COUNTY OF MONROE)			
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STATE OF NEW YORK)) SS.:				
COUNTY OF MONROE)				
On the 13 day of March, 2017, before me, the undersigned, personally appeared 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.				
Millingery				
Notary Public				
STATE OF NEW YORK STATE OF NEW YORK ENZABETH A: STLINBURG Notary Public in the State of New York MONROE COUNTY Commission Expuss Nov. 10, 20				
) SS.:				
COUNTY OF MONROE)				
On the				
Military				
Notary Public				
ELLING THE A. STAIRCE AND YORK Notary Public in the Stair of New York Madrial County Commission Express Nov. 10, 20				
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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

Joseph Work Arive Silver wood Circle Pond Bridge Way