



**MONROE COUNTY – STATE OF NEW YORK
 JAMIE ROMEO, COUNTY CLERK
 39 W. MAIN ST, ROOM 101
 ROCHESTER, NEW YORK 14614**

**COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH**



BOOK/PAGE: 13174 / 696
 INSTRUMENT #: 202603391692

 Receipt#: 4465310
 Clerk: ED
 Rec Date: 03/05/2026 10:12:09 AM
 Doc Grp: D
 Descrip: AMENDMENT TO DECLARATION
 Num Pgs: 12
 Rec'd Frm: Woods Oviatt Gilman LLP - Real Estate

Party1: GREENPOINT TRAIL ASSOCIATION
 Party2: GREENPOINT TRAIL ASSOCIATION
 Town: PITTSFORD - TOV - 264689

Recording:	
Cover Page	5.00
Recording Fee	75.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Sub Total:	<u>105.00</u>
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	<u>0.00</u>
Total:	<u>105.00</u>
**** NOTICE: THIS IS NOT A BILL ****	

***** Transfer Tax *****	
Transfer Tax #:	10625
Transfer Tax	
Consideration:	1.00
Total:	0.00

Record and Return To:

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**

ELECTRONICALLY RECORDED BY CSC

**JAMIE ROMEO
 MONROE COUNTY CLERK**

**FIRST AMENDMENT TO DECLARATION
OF GREENPOINT TRAIL ASSOCIATION INC.**

This is the First Amendment to Declaration of the Greenpoint Trail Association, Inc. which was originally filed in the Monroe County Clerk's Office on July 20, 2017 in Liber 11891 of Deeds at page 226.

The Declaration of the Greenpoint Trail Association, Inc. (the "Declaration") is hereby amended to add a section 10.20 as follows:

10.20 Leasing of Property. All Lots and the homes thereon shall be exclusively Owner-occupied, and there shall be no rentals of any kind, short or long term, for any purpose, of any home or Lot or any portion thereof, within the Association.

"Owner-occupancy" shall mean and include occupancy by either (i) an Owner of the home and the Owner's family members, or (ii) a parent of an Owner, or (iii) a child of an Owner, or (iv) a grandchild of an Owner. In any case, at least one Owner-occupant shall be at least 21 years of age. Where a Lot is conveyed to an entity, the members/shareholders/partners of such entity shall be deemed the Owner for purposes of this Article. Where a Lot is conveyed to a trust, the testator(s) and/or beneficiary(ies) of such trust shall be deemed the Owner for purposes of this Article. In the case of a life estate, the life tenant shall be deemed the Owner for purposes of this Article.

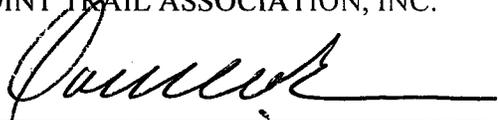
Except in the case of Owner-occupancy (with or without a written agreement, with or without consideration), a rental shall include an agreement where payment by any compensation is made for temporary use of the Lot or home by another. This restriction shall include any exchange of residences with another as well as the short or long term rental of a room or other space within the Lot or home, including but not limited to short-term arrangements such as "AirBnB", "VRBO, HOMEAWAY" and similar short term rentals for vacation, special event, or similar purposes.

Failure to comply with this Section shall result in a fine of \$100.00 per day for each day the violation continues after written notice and demand is given by the Association to the Lot Owner, which penalty shall be a special assessment and a lien on the Lot pursuant to Article V of the Declaration."

Except as otherwise amended herein, the Declaration of Greenpoint Trail Association, Inc. is hereby affirmed and is in full force and effect.

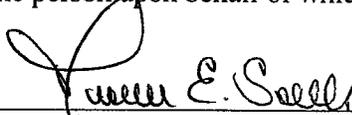
GREENPOINT TRAIL ASSOCIATION, INC.

By: _____


Donald Alhart, President

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

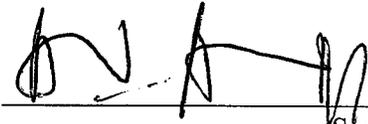
On the 25 day of February in the year 2026 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald Alhart personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



MICHELLE E. SCHELL
Notary Public - State of New York
No. 01SC6377632
Qualified in Monroe County
Commission Expires 07/09/20 26

Notary Public

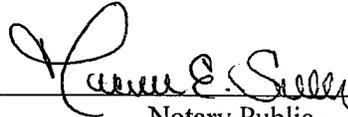
The undersigned, Secretary of Greenpoint Trail Association, Inc., hereby certifies that the above First Amendment to the Declaration was approved by two-thirds (2/3) of all Lots subject to the Declaration. Signature pages are on file with the Association.



Secretary

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

On the 25 day of February in the year 2026 before me, the undersigned, a Notary Public in and for said State, personally appeared ~~Debbie Armitage~~ 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 executed the same in his 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
MICHELLE E. SCHELL
Notary Public - State of New York
No. 01SC6377632
Qualified in Monroe County
Commission Expires 07/09/20 26

Greenpoint Subdivision

0654-15

11/1/2016

0 Greenpoint Trail, Pittsford, New York 14534

Tax I.D.# 163.07-1-95

Legal Description for
Greenpoint Subdivision - HOA Areas
Town of Pittsford, County of Monroe

ALL THAT TRACT OR PARCEL OF LAND situate in Town Lots 60 and 63, Township 12, Range 5 of the Phelps and Gorham Purchase, Town of Pittsford, County of Monroe, and State of New York, as shown on the drawing entitled "Greenpoint Subdivision" prepared by Marathon Engineering, having project number 0654-15, drawing number SV1.0 and dated February 24, 2016 and filed in the Monroe County Clerk's office at liber 353 of maps, page 11. Being more particularly bounded and described as follows:

Beginning at a point on the center line of West Jefferson Road 1115.49 feet westerly of the westerly highway boundary of Fairway Crossing; thence

1. Along said center line a bearing of $S88^{\circ}33'34''W$ a distance of 260.00' feet to a point; thence
2. A bearing of $N16^{\circ}21'42''E$ a distance of 148.56 feet to the southwest corner of Lot 1; thence
3. Along the southerly line of Lot 1 a bearing of $S75^{\circ}38'18''E$ a distance of 85.35 feet to the southeast corner of Lot 1; thence
4. Along the easterly line of Lots 1 and 2 a bearing of $N16^{\circ}21'42''E$ a distance of 100.50 feet to the northeast corner of Lot 2; thence
5. Along the northerly line of Lot 2 a bearing of $N73^{\circ}38'18''W$ a distance of 85.35 feet to the northwest corner of Lot 2; thence
6. A bearing of $N16^{\circ}21'42''E$ a distance of 22.75 feet to the southwest corner of Lot 3; thence
7. Along the southerly line of Lot 3 a bearing of $S73^{\circ}38'18''E$ a distance of 85.35 feet to the southwest corner of Lot 3; thence
8. Along the easterly line of Lots 3 and 4 a bearing of $N16^{\circ}21'42''E$ a distance of 100.50 feet to the northeast corner of Lot 4; thence
9. Along the northerly line of Lot 4 a bearing of $N73^{\circ}38'18''W$ a distance of 85.35 feet to the northwest corner of Lot 4; thence
10. A bearing of $N16^{\circ}21'42''E$ a distance of 41.66 feet to the southwest corner of Lot 5; thence
11. Along the southerly line of Lot 5 a bearing of $S63^{\circ}01'58''E$ a distance of 85.89 feet to the southeast corner of Lot 5; thence

12. Along the easterly line of Lots 5 and 6 a bearing of $N26^{\circ}58'02''E$ a distance of 100.50 feet to the northeast corner of Lot 6; thence
13. Along the northerly line of Lot 6 a bearing of $N63^{\circ}01'58''W$ a distance of 87.00 feet to the northeast corner of Lot 6; thence
14. Along the westerly line of Lots 5 and 6 a bearing of $S26^{\circ}58'02''W$ a distance of 94.56 feet to a point on the western line of Lots 5 and 6; thence
15. A bearing of $N16^{\circ}21'42''E$ a distance of 957.13 feet to a point; thence
16. A bearing of $S77^{\circ}43'43''E$ a distance of 393.73 feet to a point; thence
17. A bearing of $S16^{\circ}13'29''W$ a distance of 995.89 feet to a point; thence
18. A bearing of $S88^{\circ}33'34''W$ a distance of 155.00 feet to a point on the westerly bounds of Lot 32; thence
19. Along the westerly bounds of Lot 32 a bearing of $N45^{\circ}52'20''E$ a distance of 3.55 feet to the common easterly corner of Lots 31 and 32; thence
20. Along the easterly line of Lot 31 a bearing of $N21^{\circ}26'37''E$ a distance of 48.25 feet to the northeast corner of Lot 31; thence
21. Along the northerly corner of Lot 31 a bearing of $N68^{\circ}33'23''W$ a distance of 84.00 feet to the northwest corner of Lot 31; thence
22. Along the westerly line of Lots 31 and 32 a bearing of $S21^{\circ}26'37''W$ a distance of 96.50 feet to the southwest corner of Lot 32; thence
23. Along the southerly line of Lot 32 a bearing of $S68^{\circ}33'23''E$ a distance of 86.65 feet to the southeast corner of Lot 32; thence
24. A bearing of $S16^{\circ}13'29''W$ a distance of 16.32 feet to the northeast corner of Lot 33; thence
25. Along the northerly line of Lot 33 a bearing of $N73^{\circ}38'18''W$ a distance of 86.47 feet to the northwest corner of Lot 33; thence
26. Along the westerly line of Lots 33 and 34 a bearing of $S16^{\circ}21'42''W$ a distance of 100.50 feet to the southwest corner of Lot 34; thence

27. Along the southerly line of Lot 34 a bearing of $S73^{\circ}38'18''E$ a distance of 86.71 feet to the southeast corner of Lot 34; thence

28. A bearing of $S16^{\circ}13'29''W$ a distance of 120.23 feet to the point or place of beginning.

Excepting therefrom, the following twelve areas:

Lots 7 and 8:

Beginning at the southwest corner of Lot 7, coordinates $N= 1,127,116.42$ and $E= 1,422,339.04$; thence

1. Along the westerly line of Lots 7 and 8, a bearing of $N35^{\circ}58'40''E$ a distance of 100.50 feet to the northwest corner of Lot 8; thence
2. Along the northerly line of Lot 8 a bearing of $S54^{\circ}01'20''E$ a distance of 87.00 feet to the northeast corner of Lot 8; thence
3. Along the easterly line of Lots 7 and 8, a bearing of $S35^{\circ}58'40''W$ a distance of 100.50 feet to the southeast corner of Lot 7; thence
4. Along the southerly line of Lot 7, a bearing of $N54^{\circ}01'20''W$ a distance of 87.00 feet to the point or place of beginning.

Lots 9 and 10:

Beginning at the southwest corner of Lot 9, coordinates N= 1,127,211.94 and E= 1,422,407.22; thence

1. Along the westerly line of Lots 9 and 10, a bearing of N26°42'05"E a distance of 100.50 feet to the northwest corner of Lot 10; thence
2. Along the northerly line of Lot 10 a bearing of S63°17'55"E a distance of 87.00 feet to the northeast corner of Lot 10; thence
3. Along the easterly line of Lots 9 and 10, a bearing of S26°42'05"W a distance of 100.50 feet to the southeast corner of Lot 9; thence
4. Along the southerly line of Lot 9, a bearing of N63°17'55"W a distance of 87.00 feet to the point or place of beginning.

Lots 11 and 12:

Beginning at the southwest corner of Lot 11, coordinates N= 1,127,316.96 and E= 1,422,458.38; thence

29. Along the westerly line of Lots 11 and 12, a bearing of N16°22'20"E a distance of 100.50 feet to the northwest corner of Lot 12; thence
30. Along the northerly line of Lot 12 a bearing of S73°37'40"E a distance of 87.00 feet to the northeast corner of Lot 12; thence
31. Along the easterly line of Lots 11 and 12, a bearing of S16°22'20"W a distance of 100.50 feet to the southeast corner of Lot 11; thence
32. Along the southerly line of Lot 11, a bearing of N73°37'40"W a distance of 87.00 feet to the point or place of beginning.

Lots 13 and 14:

Beginning at the southwest corner of Lot 13, coordinates N= 1,127,429.45 and E= 1,422,489.89; thence

1. Along the westerly line of Lots 13 and 14, a bearing of N6°02'27"E a distance of 100.50 feet to the northwest corner of Lot 14; thence
2. Along the northerly line of Lot 14 a bearing of S83°57'33"E a distance of 87.00 feet to the northeast corner of Lot 14; thence
3. Along the easterly line of Lots 13 and 14, a bearing of S6°02'27"W a distance of 100.50 feet to the southeast corner of Lot 13; thence
4. Along the southerly line of Lot 13, a bearing of N83°57'33"W a distance of 87.00 feet to the point or place of beginning.

Lots 15 and 16:

Beginning at the southwest corner of Lot 15, coordinates N= 1,127,558.16 and E= 1,422,497.25; thence

1. Along the westerly line of Lots 15 and 16, a bearing of N9°55'03"E a distance of 100.50 feet to the northwest corner of Lot 16; thence
2. Along the northerly line of Lot 16 a bearing of S80°04'57"E a distance of 87.00 feet to the northeast corner of Lot 16; thence
3. Along the easterly line of Lots 15 and 16, a bearing of S9°55'03"W" a distance of 100.50 feet to the southeast corner of Lot 15; thence
4. Along the southerly line of Lot 15, a bearing of N80°04'57"W a distance of 87.00 feet to the point or place of beginning.

Lots 17 and 18:

Beginning at the southwest corner of Lot 17, coordinates N= 1,127,705.65 and E= 1,422,529.68; thence

1. Along the westerly line of Lots 17 and 18, a bearing of N35°36'40"E a distance of 100.50 feet to the northwest corner of Lot 18; thence
2. Along the northerly line of Lot 18 a bearing of S54°23'20"E a distance of 87.00 feet to the northeast corner of Lot 18; thence
3. Along the easterly line of Lots 17 and 18, a bearing of S35°36'40"W a distance of 100.50 feet to the southeast corner of Lot 17; thence
4. Along the southerly line of Lot 17, a bearing of N54°23'20"W a distance of 87.00 feet to the point or place of beginning.

Lots 19 and 20:

Beginning at the southeast corner of Lot 20, coordinates N= 1,127,533.14 and E= 1,422,751.49; thence

1. Along the southerly line of Lot 20, a bearing of N71°25'51"W a distance of 87.00 feet to the southwest corner of Lot 20; thence
2. Along the westerly line of Lots 19 and 20, a bearing of N18°34'09"E a distance of 100.50 feet to the northwest corner of Lot 19; thence
3. Along the northerly line of Lot 19, a bearing of S71°25'51"E a distance of 87.00 feet to the northeast corner of Lot 19; thence
4. Along the easterly line of Lots 19 and 20, a bearing of S18°34'09"W a distance of 100.50 feet to the point or place of beginning.

Lots 21 and 22:

Beginning at the southeast corner of Lot 22, coordinates N= 1,127,415.03 and E= 1,422,747.13; thence

1. Along the southerly line of Lot 22, a bearing of N84°45'30"W a distance of 87.00 feet to the southwest corner of Lot 22; thence
2. Along the westerly line of Lots 21 and 22, a bearing of N5°14'30"E a distance of 100.50 feet to the northwest corner of Lot 21; thence
3. Along the northerly line of Lot 21, a bearing of S84°45'30"E a distance of 87.00 feet to the northeast corner of Lot 21; thence
4. Along the easterly line of Lots 21 and 22, a bearing of S5°14'30"W a distance of 100.50 feet to the point or place of beginning.

Lots 23 and 24:

Beginning at the southeast corner of Lot 24, coordinates N= 1,127,286.72 and E= 1,422,718.49; thence

1. Along the southerly line of Lot 24, a bearing of N76°25'35"W a distance of 87.00 feet to the southwest corner of Lot 24; thence
2. Along the westerly line of Lots 23 and 24, a bearing of N13°34'25"E a distance of 100.50 feet to the northwest corner of Lot 23; thence
3. Along the northerly line of Lot 23, a bearing of S76°25'35"E a distance of 87.00 feet to the northeast corner of Lot 23; thence
4. Along the easterly line of Lots 22 and 23, a bearing of S13°34'25"W a distance of 100.50 feet to the point or place of beginning.

Lots 25 and 26:

Beginning at the southeast corner of Lot 26, coordinates N= 1,127,161.04 and E= 1,422,670.21; thence

1. Along the southerly line of Lot 26, a bearing of N67°53'38"W a distance of 87.00 feet to the southwest corner of Lot 26; thence
2. Along the westerly line of Lots 25 and 26, a bearing of N22°06'22"E a distance of 100.50 feet to the northwest corner of Lot 25; thence
3. Along the northerly line of Lot 25, a bearing of S67°53'38"E a distance of 87.00 feet to the northeast corner of Lot 25; thence
4. Along the easterly line of Lots 25 and 26, a bearing of S22°06'22"W a distance of 100.50 feet to the point or place of beginning.

Lots 27 and 28:

Beginning at the southeast corner of Lot 28, coordinates N= 1,127,044.09 and E= 1,422,603.94; thence

1. Along the southerly line of Lot 28, a bearing of N59°22'30"W a distance of 87.00 feet to the southwest corner of Lot 28; thence
2. Along the westerly line of Lots 27 and 28, a bearing of N30°37'30"E a distance of 100.50 feet to the northwest corner of Lot 27; thence
3. Along the northerly line of Lot 27, a bearing of S59°22'30"E a distance of 87.00 feet to the northeast corner of Lot 27; thence
4. Along the easterly line of Lots 27 and 28, a bearing of S30°37'30"W a distance of 100.50 feet to the point or place of beginning.

Lots 29 and 30:

Beginning at the southeast corner of Lot 30, coordinates N= 1,126,939.83 and E= 1,422,528.51; thence

1. Along the southerly line of Lot 30, a bearing of N54°34'22"W a distance of 87.00 feet to the southwest corner of Lot 30; thence
2. Along the westerly line of Lots 29 and 30, a bearing of N35°25'38"E a distance of 100.50 feet to the northwest corner of Lot 29; thence
3. Along the northerly line of Lot 29, a bearing of S54°34'22"E a distance of 87.00 feet to the northeast corner of Lot 29; thence
4. Along the easterly line of Lots 29 and 30, a bearing of S35°25'38"W a distance of 100.50 feet to the point or place of beginning.

Intending to describe HOA lands of the Greenpoint Subdivision as shown on the aforementioned map. Containing 7.672 acres, more or less.