

Unionville Station Condominium
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unionville14468@gmail.com

Composite of all Governing Documents

This is a composite of all Amendments, the Conveyances and Condominium Declaration, the By-Laws, and the Rules and Regulations of Unionville Station Condominium.

What's included in this version are the following documents:

1. Second Amendment dated May 1, 2025
2. First Amendment dated October 6, 2011
3. Conveyances and Condominium Declaration dated October 26, 2010
4. Schedule E to Declaration – Lots owned and conveyed before conversion to condominium form of ownership and Units owned after conversion to condominium form of ownership
5. Sample of Unit Property Description after conversion to condominium form of ownership
6. Schedule G to Declaration – By-Laws of Unionville Station Condominium
7. Schedule A to By-Laws - Rules and Regulations

What's not included are the following documents:

1. Signature pages have been omitted
2. Schedule A to Declaration – Description of Unionville Station Condominium Property
3. Schedule B to Declaration – Description of the Buildings
4. Schedule C to Declaration – Unit Designations/Tax Lot Numbers/Approximate Square Foot Areas/Percentage Interest in Common Elements/Access to Common Elements
5. Schedule D to Declaration – Description of Access Easement
6. Schedule F to Declaration – Schedule of Easements Terminated

How to read documents:

The Second and First Amendments change the original text in the Conveyances and Declaration and the By-Laws. If you see a section in either document with a ~~single strikethrough~~ it indicates a change and you will need to go to the Amendment pages to find that change.

There you will find the old text with a ~~single strikethrough~~ and the **new text in bold** for changes made by the Second Amendment. Changes made by the First Amendment are written descriptions only.

NOTE: THIS COMPLETE DOCUMENT IS TO BE PASSED TO THE NEW OWNER(S) UPON SALE/TRANSFER OF YOUR UNIT.

MAY 1 - 2025

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SECOND AMENDMENT TO CONVEYANCES AND CONDOMINIUM DECLARATION
AND BY-LAWS (SCHEDULE G TO DECLARATION) Time: 2:33 PM

WHEREAS, a certain Conveyances and Condominium Declaration for Unionville Station Condominium was recorded on October 26, 2010, in the Monroe County Clerk's Office in Liber 10935 of Deeds at Page 38, as amended by that certain First Amendment to Conveyances and Condominium Declaration, which was recorded on October 6, 2011 in Liber 11049 of Deeds at Page 568; and

WHEREAS, pursuant to Article XIII of the Declaration, 67% in number and in common interest of all Unit Owners agree to amend the Declaration as hereinafter set forth at a Meeting called for such purpose, which meeting was held on the 17th day of December, 2024; and

WHEREAS, all required consents have been received and filed with the Board of Managers, and the canvass of votes was completed on January 17, 2025.

NOW THEREFORE, it is hereby declared that the Declaration, Article II, Section 2.01 is amended as follows:

Section 2.01 Definitions.

"Board of Managers" shall mean and refer to that body of individuals elected or appointed pursuant to the By-Laws to administer the operation and maintenance of the Condominium Property.

"Building" shall mean and refer to single family detached "patio style" structure, which shall form a portion of the Property, and is described on Schedule B attached hereto and as more particularly described in Article III below.

"By-Laws" shall mean and refer to the framework and procedures pursuant to which the Condominium will be operated. The By-Laws are attached to this Declaration as Schedule G attached hereto.

"Common Elements" shall mean all of the Property, except for the Units, as more particularly described in Article V below.

"Condominium" shall mean and refer to Unionville Station Condominium.

"Consent of Eligible Mortgage Holders" shall mean and refer to actual written consent received from Eligible Mortgage Holders representing at least 51% in number and in common interest of all Units subject to mortgages held by Eligible Mortgage Holders, which consent may be implied for any particular Eligible Mortgage Holder who fails to object in writing to the giving of such consent within 60 days after receipt of the request for such consent.

“Declaration” shall mean and refer to this Conveyances and Condominium Declaration which, by being recorded in the Recording Office, subjects the Property to the provisions of Article 9-B of the Real Property Law of the State of New York.

“Eligible Mortgage Holder” shall mean and refer to the holder of a first mortgage on a Unit who has requested the Board of Managers to notify them on any proposed action or any proposed modification, alteration, amendment or addition to the legal documents of the Condominium which requires the consent of mortgagees or Eligible Mortgage Holders.

“Institutional Mortgage” shall mean and refer to a bank, savings and loan association, life insurance company, pension trust, trust company, the Federal National Mortgage Association (“Fannie Mae”), the Federal Home Loan Mortgage Corporation (“Freddie Mac”) or any lender approved by Fannie Mae or Freddie Mac which holds a first mortgage on a Unit.

“Owners” shall mean and refer to the Lot Owners and the Unit Owners, collectively.

“Property” or “Condominium Property” shall mean and refer to the land described on Schedule A attached and all improvements thereon (including the Units, the Buildings and the Common Elements), owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of said Article 9-B of the Real Property Law of the State of New York.

“Recording Office” shall mean and refer to the Monroe County Clerk’s Office.

“Rules and Regulations” shall mean and refer to those guidelines relating to the use of the Property initially attached to the By-Laws as the same may be amended from time to time by the Board of Managers.

“Sponsor” shall mean and refer to Sciortino Developers, LLC, its successors and assigns.

“Unit” shall mean and refer to a living unit, including the dwelling, garage, deck and patio, which is designated in this Declaration and intended for separate occupancy and use as a residence; and also Sponsor’s exclusive right to construct Buildings on certain restricted Common Elements as set forth in Section 5.06 below.

“Unit Owner” shall mean and refer to the record owner of a Unit in the Condominium.

Declaration Section 4.05 is amended as follows:

Section 4.05 Renting of Units. **Only Unit Owners who hold title to a Unit and are currently renting their Unit as of the recording of this Amendment will have the right to continue leasing their Unit, until the lease term expires, and then the Unit can no longer be leased. Owners that are not renting their Unit at the time of this Amendment being recorded or once any Unit is conveyed to a subsequent Owner, the Unit may no longer be rented.**

As of the recording of this Amendment, only the Board of Managers may lease or rent Units as provided by the Declaration and the By-Laws of the Condominium. Units in the Condominium may not be rented to anyone who is under the age of 55 years. In the event of a rental to an individual or individuals who are at least 55 years of age, such rental must be for a minimum period of 30 days. Residents, pursuant to a rental agreement with ~~an Unit Owner~~ **the Board of Managers**, shall not be any younger than 18 years of age. Any resident who is between the ages of 18 and 55 and who occupies the Units as a tenant must be an immediate family member (son or daughter, brother or sister) of a tenant who is at least 55 years of age.

Declaration Section 6.10 is amended as follows:

Section 6.10 ~~Unit Owner~~ **Board of Managers Responsible for Tenants**. Any lease of a Unit shall be for a term of not less than thirty (30) days and shall be in such format and on such lease form, if any, as supplied and approved from time to time by the Board of Managers. Any such lease shall provide for full compliance by the tenant with this Declaration and with the By-Laws and Rules and Regulations of the Condominium.

Declaration Section 12.03 is deleted in its entirety as unnecessary.

By-Laws Section 1.01 is amended as follows:

1.01 Definitions.

“Board of Managers” shall mean and refer to that body of individual elected or appointed pursuant to these By-Laws to administer the operation and maintenance of the Condominium Property.

“Building” shall mean and refer to a Unit.

“Condominium” shall mean and refer to Unionville Station Condominium.

“Consent of Eligible Mortgage Holders” shall mean and refer to actual written consent received from ~~the Eligible Mortgage Holder or the failure of the Eligible Mortgage Holder to object in writing to the giving of such consent within 30 days after receipt of the request for such consent~~ **Eligible Mortgage Holders representing at least 51% in number and in common interest of all Units subject to mortgages held by Eligible Mortgage Holders, which consent may be implied for any particular Eligible Mortgage Holder who fails to object in writing to the giving of such consent within 60 days after receipt of the request for such consent.**

“Declaration” shall mean and refer the Declaration of Condominium which will be recorded in the Monroe County Clerk’s Office and pursuant to which the Property will be subjected to the provisions of Article 9-B of the Real Property Law of the State of New York.

“Eligible Mortgage Holder” shall mean and refer to the holder of a first mortgage on a Unit who has requested the Board of Managers to notify them on any proposed action or any proposed modification, alternation, amendment or addition to the legal documents of the Condominium which requires the consent of mortgagees or Eligible Mortgage Holders.

“Garage” shall mean and refer to that attached portion of a Unit designated in the Declaration which may be used to park a motor vehicle or for storage.

“Owner” shall mean and refer to the record owner of a Unit in the Condominium.

“Property” shall mean and refer to the land and all improvements thereon (including the Units and the common elements), owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of said Article 9-B of the Real Property Law of the State of New York.

“Recording Office” shall mean and refer to the Monroe County Clerk’s Office.

“Rules and Regulations” shall mean and refer to those guidelines relating to the use of the Property as the same may be amended from time to time by the Board of Managers.

“Unit” shall mean and refer to the Building, designed for separate occupancy as a dwelling by an individual or group of individuals.

By-Laws Section 7.04 is amended as follows:

7.04 Fidelity Insurance. Fidelity insurance shall name the Condominium as obligee and shall cover all members of the Board of Managers, officers and employees of the Condominium and of the Condominium’s managing agent, if any, who handle Condominium funds. The bond shall be in an amount not less than the estimated maximum amount of funds, including reserves, in the custody of the Condominium or managing agent at any given time, but in no event less than a sum equal to three (3) months’ aggregate common charges on all Units, plus reserves. It shall contain waivers of any defense based upon the exclusion of persons who serve without compensation from any definition of “employee” or similar expression and shall provide that the bond shall not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least 30 days’ prior written notice to the Board of Managers, Insurance Trustee, if any, and all institutional first mortgagees of Units as listed on the books and records of the Condominium.

If there is a clear separation of funds in the custody of the Condominium and the funds in the custody of the managing agent, and the managing agent is bonded for the maximum amount of Condominium funds under their custody at any given time, then the Board of Managers has the option to reduce its coverage by the amount in custody of the managing agent, and the option to not insure the managing agent.

By-Laws Section 8.01 is amended as follows:

8.01 Selling and Leasing Units. **Only Unit Owners who hold title to a Unit and are currently renting their Unit as of the recording of this Amendment will have the right to continue leasing their Unit, until the lease term expires, and then the Unit can no longer be leased. Owners that are not renting their Unit at the time of this Amendment being recorded or once any Unit is conveyed to a subsequent Owner, the Unit may no longer be rented. As**

of the recording of this Amendment, the Board of Managers may lease or rent Units as provided by the Declaration and the By-Laws of the Condominium.

No Unit Owner shall convey, mortgage, pledge, ~~sell or lease or~~ sell such Owner's Unit unless and until all unpaid common charges assessed against such Unit shall have been paid to the Board of Managers. However, such unpaid common charges can be paid, at the time of closing, out of the proceeds of the sale of a Unit or by the grantee. Further, a Unit Owner may convey such Owner's Unit and the common interest appurtenant thereto to the Board of Managers on behalf of all Unit Owners free of any cost to the Board or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any common charges thereafter accruing against such Unit. A sale ~~or lease~~ of any Unit in violation of this Section shall be voidable at the election of the Board of Managers.

Any lease or rental of a Unit **by the Board of Managers** shall be for a minimum of thirty (30) days, shall be in such format and on such lease form, if any, as supplied by and approved from time to time by the Board of Managers of the Condominium, and shall provide for full compliance by the tenants with the Declaration, By-Laws and Rules and Regulations of the Condominium. ~~The Owner shall be responsible for violations by such Owner's tenant should a tenant be in violation thereof at any time, the Board of Managers of the Condominium may send the Owner of the Unit which said tenant occupies written notice of such violation by certified or registered mail, return receipt requested. If the violation is not cured or eviction proceedings commenced against the tenant within fourteen (14) days after the Owner has received notice of such violation, or if the eviction proceedings are not reasonably diligently pursued thereafter, the Board of Managers may pursue any remedies which it may have under the Declaration or these By-Laws.~~

The imposition of any additional restrictions on the right of a Unit Owner to sell or otherwise transfer, ~~lease or rent~~ such Owner's Unit shall require the consent of the Owners of 67% or more of the Units, in number and in common interest, and the Consent of Eligible Mortgage Holders of 51% or more of the Units then subject to mortgages held by Eligible Mortgage Holders.

The above provisions of this Section shall not apply to the acquisition or sale of a Unit by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagee.

By-Laws Section 8.02 is amended as follows:

8.02 ~~Mortgaging of Units and Notice to Board of Managers.~~ Each Unit Owner shall have the right to mortgage such Owner's Unit without restriction. ~~Either the Unit Owner who mortgages the Unit or the mortgagee shall notify the Board of Managers in writing of the name and address of the mortgagee. The Board of Managers shall maintain such information in a book entitled "Mortgagees of Units."~~ **The Board of Managers shall maintain the name and address of all Eligible Mortgage Holders in a book entitled "Book of Mortgages."** No Unit Owner shall mortgage, pledge or hypothecate such Owner's Unit unless and until all unpaid common charges assessed against the Unit have been paid to the Board of Managers.

By-Laws Section 10.01 is amended as follows:

10.01 Notices. All notices hereunder shall be in writing and sent, unless otherwise specifically provided in the Declaration or in these By-Laws, by mail by depositing such notice in a post office or letter box in a postpaid sealed wrapper, addressed, if to go to the Board of Managers, at the office of the Board of Managers, and if to go to a Unit Owner or Unit Mortgagee, to the address of such Unit Owner or mortgagee at such address as appears on the books of the Condominium. Notwithstanding the above, all notices to Eligible Mortgage Holders shall be sent by certified or registered mail, return receipt requested, and if such notice includes a request for consent, shall include a statement that the failure to object to the requested consent within ~~30 days~~ **60 days** shall be deemed a consent. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received. Whenever any notice is required to be given under the provisions of the Declaration, or of these By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

Note:

Old language is ~~lined out~~.

New language is in **bold** print.

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

1. This Amendment has been adopted in full compliance with the aforementioned Article XIII of the Declaration, in that it was adopted at a duly called Meeting of Unit Owners.
2. A notice of said Meeting containing a full statement of the proposed Amendment was sent out to all Unit Owners as listed on the books and records of the Condominium, on November 12, 2024, said date of mailing being at least 30 days, and not more than 50 days, prior to the Meeting, as required by Section 13.01 of the By-Laws.
3. The Meeting and canvass of votes was held on December 17, 2024. Sixty seven percent (67%) in number and in common interest of all Unit Owners approved this Amendment by voting in person or by proxy, and these consents have been received and filed with the Board of Managers.
4. Said canvass of votes was completed on January 17, 2025, and all consents have been received and filed with the Board of Managers.

IN WITNESS WHEREOF, the undersigned, being a majority of the members of the Unionville Station Condominium Board of Managers, cause this Amendment to be signed this 18th day of April, 2025, and direct that this Amendment be recorded in the Monroe County Clerk's Office as an amendment to the Conveyances and Condominium Declaration.

UNIONVILLE STATION CONDOMINIUM

By: Rebecca Buell
Rebecca Buell, President

By: Charles R. Doell
Charles Doell, Secretary

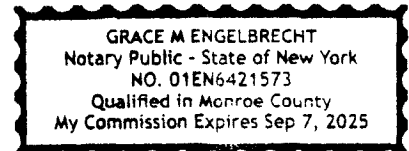
By: Gary L. Oakden
Gary Oakden, Treasurer

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

On the 18th day of April in the year 2025, before me, the undersigned, personally appeared Rebecca Buell, 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.

Grace M. Engelbrecht
Notary Public

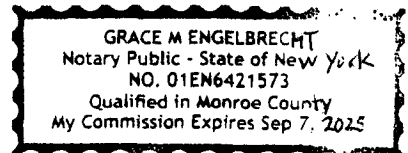
STATE OF NEW YORK)
)SS.:
COUNTY OF MONROE)



On the 18th day of April in the year 2025, before me, the undersigned, personally appeared Charles Doell, 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.

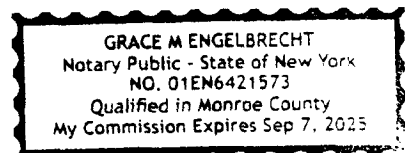
Grace M. Engelbrecht
Notary Public

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



On the 18th day of April in the year 2025, before me, the undersigned, personally appeared Gary Oakden, 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.

Grace M. Engelbrecht
Notary Public



Box 170 (AMC3)

AMENDMENT TO DECLARATION

UNIONVILLE STATION CONDOMINIUM

Dated: April 18, 2025

Anthony M. Carello, Esq.
Phillips Lytle LLP
28 East Main Street
Suite 1400
Rochester, New York 14614

Record and Return to:
Box 170 – RAL2

FIRST AMENDMENT
TO
CONVEYANCES AND CONDOMINIUM DECLARATION
ESTABLISHING
UNIONVILLE STATION CONDOMINIUM

2011 OCT -6 PM 4:11
MONROE COUNTY CLERK

RECORDED
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THIS FIRST AMENDMENT is made this 17th day of September, 2011, by Unionville Station Condominium (the "Condominium").

WHEREAS, on October 26, 2010, a Conveyances and Condominium Declaration Establishing Unionville Station Condominium was recorded in the Monroe County Clerk's Office in Liber 10935 of Deeds, page 38, (the "Declaration"), which submitted certain real property in the Town of Parma, County of Monroe and State of New York, as more particularly described in the Declaration, to the provisions of Article 9-B of the Real Property Law of New York, thereby creating the Condominium.

WHEREAS, the Board of Managers of the Condominium (the "Board of Managers") desires to make certain amendments to the Declaration and By-Laws of the Condominium (the "By-Laws"), which By-Laws are Schedule G to the Declaration, as such amendments are set forth below, which amendments have been approved by the Board of Managers pursuant to the terms of the By-Laws.

NOW THEREFORE, pursuant to the authority granted to the Board of Managers under Section 13.04 of the Declaration and Section 9.01 of the By-Laws, the Declaration and By-Laws are hereby amended as follows:

1. Section 4.04 of the Declaration is hereby deleted and replaced in its entirety with the following:

"Section 4.04. Occupancy Restrictions. The Condominium is intended and operated for occupancy by persons 55 years of age or older, as described in the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), 42 U.S.C. §§3601-3619, 3631, as may be amended from time to time (the "Fair Housing Act"). At least 80% of occupied Units in the Condominium must be owned and occupied by at least one individual who is 55 years of age or older. Provided that the Condominium qualifies as housing intended and operated for occupancy by persons 55 years of age or older under the Fair Housing Act, individuals under the age of 18 years old are not permitted to occupy a Unit in the Condominium, except that persons under the age of 18 are permitted to visit occupants of a Unit for a period of time which shall not be in excess of 10 consecutive days, and which shall not be for a period in excess of 30 total days for a calendar year."

2. Section 6.10 of the Declaration is hereby amended so that the minimum term for any lease or rental of a Unit is thirty (30) days.

3. Section 8.01 of the By-Laws is hereby amended so that the minimum term for any lease or rental of a Unit is thirty (30) days.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to be executed by its duly authorized officer on the day and year first above written.

UNIONVILLE STATION CONDOMINIUM

By: Shannon Zabelny
Name: Shannon Zabelny
Title: President

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

On the 17th day of September in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared Shannon Zabelny personally known to me or proved to me on the basis of satisfactory evidence to be the individual~~s~~ whose name~~s~~ is ~~(are)~~ subscribed to the within instrument and acknowledged to me that he~~/she~~ they executed the same in his~~/her~~ their capacity~~(ies)~~, and that by his~~/her~~ their signature~~s~~ on the instrument, the individual~~s~~, or the person upon behalf of which the individual~~s~~ acted, executed the instrument.

Kimberly Ann King
Notary Public

KIMBERLY ANN KING
Notary Public - State of New York
No. 01-KI6144120
Qualified in Monroe County
My Commission Exp. 09/13/2014



**CONVEYANCES AND
CONDOMINIUM DECLARATION**

**Establishing Unionville Station Condominium
Town of Parma, Monroe County, New York
Pursuant to Article 9-B of the Real Property Law of
the State of New York.**

GRANTORS: Lot Owners listed on Schedule E; Sciortino Developers, LLC; and Unionville Station Homeowners Association, Inc.

GRANTEES: Unit Owners listed on Schedule E.

DECLARANTS: Unit Owners listed on Schedule E; and Sciortino Developers, LLC, as Sponsor.

DATED AS OF: October 26, 2010

Prepared by:

**Ronald S. Shubert, Esq.
Ryan A. Lown, Esq.
PHILLIPS LYTTLE LLP
3400 HSBC Center
Buffalo, New York 14203
(716) 847-5491**

**CONVEYANCES AND CONDOMINIUM DECLARATION
ESTABLISHING
UNIONVILLE STATION CONDOMINIUM**

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**CONVEYANCES AND CONDOMINIUM DECLARATION
ESTABLISHING
UNIONVILLE STATION CONDOMINIUM**

PREAMBLE AND CONVEYANCES:

This instrument (this "Conveyances and Condominium Declaration") is dated as of the 26th day of October, 2010, and is made by: (i) all of the parties having an ownership interest (collectively, the "Lot Owners" and each individually a "Lot Owner", as shown on Schedule E attached hereto, and made a part hereof,) in the subdivision lots (collectively, the "Lots" and each individually a "Lot") in the Unionville Station subdivision; (ii) the Sponsor, defined below; and (iii) Unionville Station Homeowners Association, Inc. (the "Association"); collectively owning all of the real property comprising the Unionville Station subdivision in the Village of Hilton, Town of Parma, Monroe County, New York ("Unionville Station"), for the purpose of changing the form of ownership of their real property from the homeowners' association form of ownership to the condominium form of ownership.

WHEREAS, the real property in Unionville Station is described on Schedule A attached hereto, and made a part hereof, and is subject to a Declaration of Covenants, Conditions, Easements and Restrictions recorded in the Monroe County Clerk's Office on June 18, 1999 in Book 9173 of Deeds at page 342, as amended by an Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded in the Monroe County Clerk's Office on July 9, 2008 in Book 10639 of Deeds at page 324 (the "HOA Declaration"); and

WHEREAS, because the Lot Owners and the Sponsor believe that their properties would receive a lower real property tax assessment if owned in the condominium form of ownership, the Lot Owners, the Association and the Sponsor have entered into this Conveyances and Condominium Declaration to effectuate a change in the ownership of the real property described on Schedule A from the homeowners association form of ownership the condominium form of ownership; and

WHEREAS, as provided by the HOA Declaration, any conveyance of property owned by the Association and located in Unionville Station requires the consent of "Owners", as defined in the HOA Declaration, of not less than 75% of the Lots subject to the provisions of the HOA Declaration; and

WHEREAS, the Lot Owners, the Association and the Sponsor desire to terminate the HOA Declaration and to replace the HOA Declaration with this Conveyances and Condominium Declaration, said termination, pursuant to Article XI, Section 1 of the HOA Declaration; and

WHEREAS, the Lot Owners, the Association and the Sponsor collectively owning all of the property comprising the Unionville Station have executed this Conveyances and Condominium Declaration; and

WHEREAS, in order to effectuate such change in the form of ownership the Lot Owners, the Association and the Sponsor hereby agree, consent and declare as follows:

1. For the purpose of changing the form of ownership of all of the real property described on Schedule A to the condominium form of ownership so that each of the Lot Owner's ownership interest will be converted from Lot Owner to Unit Owner, as set forth in Schedule E; and in consideration of One and 00/100 Dollars and the mutual conveyances herein: (i) the Association remises, releases and quit claims any and all interest it may have in the real property identified on Schedule A, together with the appurtenances and all the estate and rights of the Association in and to such property; (ii) the Sponsor remises, releases and quit claims any and all interest it may have in the real property identified on Schedule A, together with the appurtenances and all the estate and rights of the Sponsor in and to such property; and (iii) each Lot Owner identified on Schedule E remises, releases and quit claims their interest in their respective Lot identified adjacent to such Lot Owner's name on Schedule E, together with the appurtenances and all the estate and rights of such Lot Owner in and to such property; unto the Unit Owners, defined below, identified on Schedule E and their heirs, successors and assigns; such that: (i) each Unit Owner shall have and hold forever the Unit, defined below, with the unit designation identified adjacent to such Unit Owner's name on Schedule E; and (ii) each Unit Owner shall have and hold forever their respective percentage interest in the Common Elements, defined below, identified adjacent to such Unit Owner's name on Schedule E as a tenant-in-common with all other Unit Owners; all of whom together shall collectively own the Common Elements in fee simple, as tenants-in-common.

2. The Lot Owners, the Association and the Sponsor covenant as follows:

- (a) that they own the respective property each has conveyed to the Unit Owners pursuant to Section 1. above in fee simple, or if more than one party is identified on Schedule E as having an interest in such property, then collectively such parties own such property in fee simple, and that they have the right to convey such property;
- (b) that the Unit Owners shall have the right to quietly have, hold, use, occupy, possess and enjoy their interest in the property conveyed to them pursuant to Section 1. above, as such ownership is converted to the condominium form of ownership herein; and
- (c) that they will forever warrant title to the respective property each has conveyed to the Unit Owners pursuant to Section 1. above.

3. The Unit Owners, collectively as Unit Owners of all Units in the Condominium, defined below, and who have executed this Conveyances and Condominium Declaration, accept on behalf the Condominium the assignment and transfer of the right, title and interests of the Association under the HOA Declaration and assume all of the obligations of the Association under the HOA Declaration to the extent such duties and obligations are incorporated into this Conveyances and Condominium Declaration.

5. The Unit Owners accept and confirm their ownership and interests as set forth in Schedule E and in this Conveyances and Condominium Declaration.

6. The Lot Owners, the Association and the Sponsor covenant that, in compliance with Section 13 of the New York Lien Law, any consideration received by them for their conveyances

herein will be held in trust to be applied first for the purpose of paying the cost of any improvements to the property so conveyed by them before being used for any other purpose.

The Unit Owners having accepted delivery of and confirmed their ownership and interests in the Unit or Units and the associated percentage interest in the Common Elements conveyed to them herein, further declare:

ARTICLE I

SUBMISSION OF PROPERTY

Section 1.01 Submission. The Unit Owners hereby submit the lands described on Schedule A hereto and made a part hereof, together with all improvements thereon erected to the provisions of Article 9-B of the Real Property Law of the State of New York (the "Condominium Act").

ARTICLE II

DEFINITIONS

Section 2.01 Definitions.

"Board of Managers" shall mean and refer to that body of individuals elected or appointed pursuant to the By-Laws to administer the operation and maintenance of the Condominium Property.

"Building" shall mean and refer to single family detached "patio style" structure, which shall form a portion of the Property, and is described on Schedule B attached hereto and as more particularly described in Article III below.

"By-Laws" shall mean and refer to the framework and procedures pursuant to which the Condominium will be operated. The By-Laws are attached to this Declaration as Schedule G attached hereto.

"Common Elements" shall mean all of the Property, except for the Units, as more particularly described in Article V below.

"Condominium" shall mean and refer to Unionville Station Condominium.

"Consent of Eligible Mortgage Holders" shall mean and refer to actual written consent received from Eligible Mortgage Holders representing at least 51% in number and in common interest of all Units subject to mortgages held by Eligible Mortgage Holders, which consent may be implied for any particular Eligible Mortgage Holder who fails to object in writing to the giving of such consent within 60 days after receipt of the request for such consent.

“Declaration” shall mean and refer to this Conveyances and Condominium Declaration which, by being recorded in the Recording Office, subjects the Property to the provisions of Article 9-B of the Real Property Law of the State of New York.

~~“Eligible Mortgage Holder” shall mean and refer to the holder of a first mortgage on a Unit.~~

“Institutional Mortgagee” shall mean and refer to a bank, savings and loan association, life insurance company, pension trust, trust company, the Federal National Mortgage Association (“Fannie Mae”), the Federal Home Loan Mortgage Corporation (“Freddie Mac”) or any lender approved by Fannie Mae or Freddie Mac which holds a first mortgage on a Unit.

“Owners” shall mean and refer to the Lot Owners and the Unit Owners, collectively.

“Property” or “Condominium Property” shall mean and refer to the land described on Schedule A attached and all improvements thereon (including the Units, the Buildings and the Common Elements), owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of said Article 9-B of the Real Property Law of the State of New York.

“Recording Office” shall mean and refer to the Monroe County Clerk’s Office.

“Rules and Regulations” shall mean and refer to those guidelines relating to the use of the Property initially attached to the By-Laws as the same may be amended from time to time by the Board of Managers.

“Sponsor” shall mean and refer to Sciortino Developers, LLC, its successors and assigns.

“Unit” shall mean and refer to a living unit, including the dwelling, garage, deck and patio, which is designated in this Declaration and intended for separate occupancy and use as a residence; and also Sponsor’s exclusive right to construct Buildings on certain restricted Common Elements as set forth in Section 5.06 below.

“Unit Owner” shall mean and refer to the record owner of a Unit in the Condominium.

ARTICLE III

BUILDINGS

Section 3.01 Buildings. The “Buildings” as hereinafter referred to are single family detached “patio style” structures consisting of 145 Units. Schedule B contains a description of the Buildings including the materials of which each Building is constructed. The property on which the Buildings are located is more particularly described in Schedule A. The Buildings location on the Property are shown on the site plan prepared by Shultz Associates, Engineers and Land Surveyors, P.C. and filed in the Recording Office under Civil Actions Index No.10-12808 (the “Site Plan”)

ARTICLE IV

UNITS

Section 4.01 Number and Address of Units. There will be 145 “patio style” Units each of which includes a garage. The Units are designated by their number address on Leith Lane, Stothard Drive, Shirleen Drive, Gurslin Lane and Atchinson Drive, public streets.

Section 4.02 Designations, Locations and Plans of Units. Schedule C, attached hereto, is a list of all Units in the Buildings, their Unit designations, tax lot numbers, approximate areas, number of rooms, percentage of interest in the “Common Elements” as herein defined, and Common Elements to which each Unit has immediate access (all except the percentage interest in the Common Elements is shown on the floor plans of the Buildings, certified by Kris Schultz, P.E., and filed simultaneously with this Declaration in the Recording Office under Civil Actions Index No. 10-12808 (the “Floor Plans”)). The Site Plan shows the designation and location of the Units on the Property.

Section 4.03 Dimensions of Units. As shown on the Floor Plans, each Unit is measured horizontally from the exterior surface of the concrete foundation wall of all opposite walls to the exterior surface of the concrete foundation of all opposite walls; and from the exterior surfaces of the exterior walls of the Building to the opposite exterior surface of the exterior walls; and vertically from the lower surface of the concrete forming the basement floor of the Unit and floor of the garage to the upper exterior surface of the shingles forming the roof of the Unit. The entire Building is the Unit. Doors, windows, soffits, roof overhangs and walls, patios and decks, are part of the Unit. All pipes, wires, sump pumps and conduits from the gas and electric meters to the Unit are part of the Unit. The garage door, including all mechanical parts and hardware, is part of the Unit.

Section 4.04 Occupancy Restrictions. ~~The Condominium is intended and operated for occupancy by persons 55 years of age or older, as described in the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), 42 U.S.C. §§3601-3619, 3631, as may be amended from time to time (the “Fair Housing Act”). All of the Units in the Condominium must be owned and occupied by at least one individual who is 55 years of age or older. Provided that the Condominium qualifies as housing intended and operated for occupancy by persons 55 years of age or older under the Fair Housing Act, individuals under the age of 18 years old are not permitted to own or occupy a Unit in the Condominium, except that persons under the age of 18 are permitted to visit Unit Owners for a period of time which shall not be in excess of 10 consecutive days, and which shall not be for a period in excess of 30 total days for a calendar year.~~

Section 4.05 Renting of Units. Units in the Condominium may not be rented to anyone who is under the age of 55 years. In the event of a rental to an individual or individuals who are at least 55 years of age, such rental must be for a minimum period of 30 days. Residents, pursuant to a rental agreement with an Unit Owner, shall not be any younger than 18 years of age. Any resident who is between the ages of 18 and 55 and who occupies the Units as a tenant must be an immediate family member (son or daughter, brother or sister) of a tenant who is at least 55 years of age.

Section 4.06 No Partition of Units. No Unit (including the interest in the Common Elements appurtenant thereto) shall be subject to partition by the Unit Owner.

ARTICLE V

COMMON ELEMENTS

Section 5.01 Definition of Common Elements. The Common Elements consist of all the Property, except the Units, including, but without limitation, the following: (i) the land (including the land under the Units) and improvements on the Property, except for the Units; (ii) all utility or other pipes, wires, conduits and other material which are not part of the Units and not owned by a municipality public utility companies; (iii) the driveways, grass areas and sidewalks (not owned by the Village of Hilton); (iv) mailboxes; and (v) all other apparatus and installations on the Property for common use or which may be necessary or convenient to the existence, maintenance or safety of the Property (the "Common Elements").

Section 5.02 Interest in Common Elements. Each Unit Owner shall have such percentage interest in the Common Elements as is set forth on Schedule C attached hereto and shall bear such percentage of the common expenses of the Condominium.

The percentage of interest of each Unit in the Common Elements has been determined in accordance with Section 339-i-1(iii) of the New York Condominium Act, on the basis of equal percentages (or nearly equal so that percentage interests total 100%) as of the date of filing of this Declaration. Each Unit is together with an undivided 0.68966% interest in the Common Elements.

The interest in the Common Elements as expressed herein shall have a permanent character and shall not be altered without the consent of all Unit Owners affected, as well as their mortgagees, expressed in a duly recorded amendment hereto.

The undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. Any conveyance, encumbrance, judicial sale or other transfer (voluntary or involuntary) of an individual interest in the Common Elements will be void unless the Unit to which that interest is appurtenant is also transferred.

Section 5.03 Eminent Domain. Notwithstanding Section 5.02 above, if a Unit or Units, or the Common Elements, or any portion thereof is taken by eminent domain, the following shall apply:

- (a) Notification. The Board of Managers shall give written notice to all Unit Owners of any notification received by the Board of Managers advising it of a pending or threatened condemnation of any portion of the Condominium Property.
- (b) Action to Contest Condemnation. The Board of Managers shall have the exclusive right to contest any condemnation or eminent domain proceeding which is directed at taking any portion of the Common Elements or which touches upon, concerns or affects the use of the Common Elements. No Unit Owner or tenant of a Unit shall impair or prejudice the action of the Board of Managers in contesting such condemnation. Such restriction or prohibition shall not preclude a Unit Owner or tenant of a Unit from contesting the taking in such condemnation or eminent domain proceeding of the Unit owned or rented by such Unit Owner or tenant. In any action contesting a taking by condemnation or eminent domain proceeding, the Board of

Managers shall request the court to set forth the allocation of the condemnation award among the Unit Owners affected, taking into account the respective percentage interest in the Common Elements, the effect of the taking on each Unit affected thereby and any other relevant factors.

- (c) Partition Action in Lieu of Continuation of Condominium After Partial Taking by Condemnation. If any condemnation or eminent domain proceeding results in a partial taking of the Property, then the Property or so much thereof as shall remain shall be subject to an action for partition as provided for by Section 399-t of the Real Property Law, as said Section may be amended from time to time, in which event the net proceeds of sale, together with the net proceeds of the award from the condemnation or eminent domain shall be considered one fund and shall be divided among all the Unit Owners in proportion to their respective common interests; provided, however, that no payment shall be made to a Unit Owner until there has first been paid off out of such Unit Owner's share all liens on such Unit Owner's Unit.
- (d) Distribution of Condemnation Awards for Taking of Common Elements. Except as provided in (c) above and except for any award obtained by a Unit Owner for the Unit as further provided in (b) above, in the event that all or part of the Common Elements are taken in condemnation or eminent domain proceedings, the award from such proceedings shall be paid to an insurance trustee (bank, trust company, law firm or attorney) selected by the Board of Managers if the award is more than \$100,000.00 and to the Board of Managers if the award is \$100,000.00 or less. (This \$100,000.00 limit shall automatically increase each calendar year by 5% over the limit of the previous year.) The Board of Managers or the insurance trustee, as the case may be, shall arrange for the repair, restoration or replacement of such Common Elements to the extent reasonably possible, and shall disburse the proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments.

If there shall be a surplus of such proceeds or if the Board of Managers or insurance trustee cannot reasonably repair, restore or replace the Common Elements taken, the proceeds shall be distributed among the Unit Owners and the percentage interests in the Common Elements of the Condominium reallocated among the remaining Units (i) as the court shall have directed, or (ii) as provided in (e) below, (i.e., if there was no direction by the court), taking into account the respective percentage interests in the Common Elements of the Units affected thereby, the effect of the taking on each Unit affected thereby after the completion of any repair, restoration or replacement by the Board of Managers or insurance trustee and any other relevant factors. Any court direction as to such distribution shall be final. Any Unit Owner or tenant who wishes to contest a determination by the Board of Managers may do so by submitting the matter to the American Arbitration Association for a determination of a fair and proper distribution, or reallocation of percentage interests in the Common Elements, as the case may be, which shall be binding on the Board of Managers, and on all Unit Owners and tenants. The cost of such arbitration shall be borne solely by the Unit Owner or tenant submitting the matter for arbitration.

After any determination for reallocation of percentage interests in the Common Elements, the Unit Owners shall promptly prepare, execute and record an amendment to the Condominium Declaration reflecting such reallocation, which said Amendment need only be executed by Unit Owners affected and by a majority of the Board of Managers.

- (e) Partial or Total Taking of Units. Subject to the direction of any court as described in (d) above, if an entire Unit is so taken, or if part of a Unit is taken such that the remaining portion may not be practically or lawfully used for any purpose permitted by this Declaration, that Unit's entire interest in the Common Elements shall be automatically reallocated to the remaining Units in proportion to the respective common element interests of those Units before the taking. If part of a Unit is so taken, such that the remaining portion may be practically and lawfully used for a purpose permitted by this Declaration, that Unit's interest in the Common Elements shall be reduced in proportion to the reduction and size of the Unit in a manner consistent with the manner in which common element interests were originally determined under Section 5.02 above; the portion of the interest in the Common Elements so divested shall be automatically reallocated to that Unit and to the remaining Units in proportion to the respective common element interests of those Units before the taking, with the partially-taken Unit participating in the reallocation on the basis of its reduced interest in the Common Elements.
- (f) Condemnation Provisions Subject to Existing Law. All provisions of this Section 5.03 are subject to interpretation in accordance with the law in effect at the time of any condemnation or eminent domain proceeding. Should all or any portion of the provisions of this Section 5.03 be deemed illegal at such time, the distribution of proceeds, rights with respect to partition and allocation of percentage interests in the Common Elements after a partial taking, shall be as a court of law shall determine.

Section 5.04 Common Elements to Remain Undivided. The Common Elements shall remain undivided and no Unit Owner shall bring any action for partition or division unless otherwise provided by law and unless consented to by Eligible Mortgage Holders.

Abandonment, Encumbrance, Conveyance or Transfer of Common Elements. The Common Elements shall not be abandoned, encumbered, conveyed, or transferred without the consent of all the Unit Owners, who shall vote upon written ballot which shall be sent to every Unit Owner not less than 30 days nor more than 50 days in advance of the date or initial date of the canvass for voting on the proposed abandonment, encumbrance, conveyance or transfer. Any such abandonment, encumbrance, conveyance or transfer shall require the Consent of Eligible Mortgage Holders.

Notwithstanding the foregoing, the Board of Managers shall have the power to grant easements, rights of way or licenses for utilities or other similar services (e.g., cable television) across the Common Elements, with or without consideration.

Section 5.06 Restricted or Limited Common Elements. Subject to the right of the Board of Managers to enter upon any restricted area for maintenance, repair or improvement of a Unit or Common Element and subject to the rules of the Board of Managers (see Article VI of this Declaration) the following portions of the Common Elements are restricted in use as specified below:

- (a) The land which is located directly beneath each Unit or portion of a Unit, as well as driveway servicing such Unit, is restricted or limited in use to the Unit Owner of the Unit located above it, or contiguous to it.
- (b) Each mailbox on the Property is restricted or limited in use to the Unit Owner of the Unit to which such mailbox is assigned from time to time by the Board of Managers.
- (c) The ground area on which is located, or at any time in the future is located, any air conditioning condenser, heat pump or natural gas powered generator, is restricted or limited in use to the Unit Owner(s) of the Unit which is serviced by such natural gas powered generator, air conditioning condenser or heat pump.
- (d) The patio or deck, if any, that abut a Unit is restricted or limited in use to the Unit Owner(s) of the Unit that abuts the patio or deck.
- (e) Sponsor is granted the exclusive right to construct a Building on each particular unit location shown on the Site Plan on which a Building is not yet built.

ARTICLE VI

THE CONDOMINIUM PROPERTY - USE, OPERATION, PRESERVATION, MAINTENANCE AND REPAIR

Section 6.01 Repairs and Maintenance Which Are the Responsibility of the Board of Managers. Unless (i) otherwise provided in this Declaration or the By-Laws, or (ii) performed by any governmental entity or independent authority, all maintenance, repairs and replacement to the Common Elements of the Property including but not limited to landscaped areas, (except landscaping installed by a Unit Owner), driveways, walks, as well as all maintenance, repairs and replacements to any pipes, wires, conduits and other utility lines as are located in the Common Elements but serve two (2) or more Units, shall be made by the Board of Managers. The cost of all such maintenance, repairs and replacements shall be a common expense unless occasioned by a negligent or willful act or omission as provided in Section 6.02 below.

Section 6.02 Repairs and Maintenance Which Are the Responsibility of the Unit Owners. All maintenance to the Unit, inside or out, (including painting and decorating of the Units), repairs, and replacements to the Units including windows (including all glass breakage), doors, decks or patios which abut and service a Unit, and maintenance and repairs to lines, pipes, sump pumps, ducts, wires, cables, chutes, conduits, connections, fittings and fireplace chimneys and flues shall be made by the respective Unit Owners at their own expense and at such frequency as the Board of Managers shall determine to be appropriate from time to time.

Any maintenance, repair or replacement necessary to preserve the appearance and value of the Property made pursuant to Section 6.01 above but which is occasioned by a negligent or willful act or omission of a Unit Owner, (including any family member, or tenant, or employee of such Unit Owner, or any guest or invitee of such Unit Owner, member of such Unit Owner's family or tenant of such Unit Owner) shall be made at the cost and expense of such Unit Owner. If such maintenance, repair or replacement is the responsibility of the Board of Managers, it shall not be regarded as a common expense, but shall rather be considered a special expense allocable to the specific Unit and such cost shall be added to that Unit Owner's common charges and, as part of those common charges, shall constitute a lien on the Unit to secure the payment thereof.

In the event that a Unit Owner fails to make any maintenance or repair, which maintenance or repair is necessary to protect any of the Common Elements or any other Unit, the Board of Managers shall have the right to make such maintenance or repair (after the failure of the Unit Owner to do so, weather permitting, after reasonable notice, except that, in the event of an emergency situation, e.g., to prevent immediate damage to the Unit, other Units or the Common Elements, no notice), and to charge the Unit Owner for the cost of all such repairs and/or maintenance. In the event that the Board of Managers charges a Unit Owner for repairs or maintenance to such Unit Owner's Unit or for repairs to any common element and which the Unit Owner is obligated to maintain pursuant to these By-Laws or the Declaration or Rules and Regulations, and the Unit Owner fails to make prompt payment, the Board of Managers shall be entitled to bring suit thereon, and, in such event, the Unit Owners shall be liable for the reasonable attorneys' fees and costs of such suit or proceeding together with interest on all sums due.

Section 6.03 Quality of Maintenance and Repairs. All repairs, painting and maintenance, whether made by the Unit Owner or by the Board of Managers to the doors, windows, decks, or the exterior surface of any Building, including roofs, or to any generally visible portion of the Common Elements shall be carried out in such manner so as to conform to the materials, style and color of the materials as they existed prior to such repair, painting or maintenance and shall be compatible with the architectural design of the Building(s), unless the Board of Managers authorizes a variance of such standard.

Section 6.04 Restrictions on Use of Units and Common Elements. In order to provide for congenial occupancy of the Property and for the protection of the values of the Units, the use of the Property shall be in accordance with the following:

- (a) Occupancy shall be limited to residential purposes only and subject to such limitations as set forth in the Declaration; (See Article IV).
- (b) The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited and capable and which are incident to the use and occupancy of the Units.
- (c) No portion of a Unit (other than the entire Unit) may be rented, and no transient tenants, *i.e.*, tenants occupying the premises under an initial lease term of less than 30 days, may be accommodated therein.
- (d) No wholesale or retail business including any salon, studio, laboratory, home industry, or medical or dental office, shall be conducted in any Unit or other portion of the

Property, except for the conducting of business by electronic devices. This restriction is not intended to preclude the operation of an in-home office for purposes other than those set forth above.

Section 6.05 No Obstruction of Common Elements and Facilities. A Unit Owner shall not obstruct the Common Elements. The Common Elements and facilities shall be used only for those purposes for which they are reasonably suited and capable.

Section 6.06 Rules of Conduct. Rules and Regulations concerning the use of the Units and the Common Elements may be promulgated and amended by the Board of Managers. Copies of such Rules and Regulations shall be furnished by the Board of Managers to each Unit Owner prior to the time when the same shall become effective. The Rules and Regulations are annexed to the By-Laws, as Schedule A.

Section 6.07 Abatement and Enforcement of Violations. The violation of any rule or regulation adopted by the Board of Managers, or the breach of any provision of this Declaration or of the By-Laws, shall give the Board of Managers (and each aggrieved Unit Owner with respect to any violation or breach by any other Unit Owner or by the Board of Managers) the right, in addition to any other rights set forth in this Declaration or in the By-Laws: (a) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity and at the expense of the defaulting party, the continuance of any such breach; or (b) give the Board of Managers the right to establish a penalty in accordance with Section 6.10 below. Prior to exercising such right, the Board of Managers or Unit Owner or Unit Owners, as the case may be, shall, if reasonably possible, notify the Unit Owner and mortgagee (if known) of the Unit or Units involved and provide a reasonable amount of time for the cure of such violation or breach. In any case of flagrant or repeated violation by a Unit Owner (or one for whom such Unit Owner is responsible), such Unit Owner may be required by the Board of Managers to give sufficient surety for future compliance.

All rights, remedies and privileges granted to the Board of Managers and to aggrieved Unit Owners herein shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising such right or rights from exercising such other and additional rights, remedies or privileges as may be granted by this Declaration, or by the By-Laws or the Rules and Regulations of the Condominium at law or in equity.

Section 6.08 Obligation and Lien for Cost of Enforcement. If an action or other means of enforcement are brought to extinguish a violation of any rule or regulation adopted by the Board of Managers or to enforce the provisions of this Declaration or of the By-Laws, the cost of such action or enforcement, including legal fees, shall become a binding personal obligation of the violator. If such violator is (1) the Unit Owner, or (2) any family member, tenant or guest or invitee of such Unit Owner, or (3) a family member, guest or invitee of a tenant of such Unit Owner, or (4) a guest or invitee of (i) any member of such Unit Owner's family or (ii) any family member of the tenant of such Unit Owner; such cost shall also be a lien upon the Unit or Units of such Unit Owner.

Section 6.09 Penalties and Fines. In addition or as an alternative to an action at law or suit in equity, the Board of Managers may, with respect to any violation of this Declaration or of the By-Laws or of any Rules and Regulations of the Condominium or of any committee of the Condominium, and after affording the alleged violator a reasonable opportunity to appear and be heard, establish

monetary and non-monetary penalties, the amount and severity of which shall be reasonably related to the violation and to the aim of deterring similar future violations by the same or any other person. Monetary penalties imposed against a Unit Owner or occupant shall be deemed an assessment against the Unit of such Unit Owner and, as such, shall be a charge and continuing lien upon such Unit, shall constitute a personal obligation of the Unit Owner, and shall be collectible in the same manner as common charges and special assessments under this Declaration or under the By-Laws.

Section 6.10 Unit Owner Responsible for Tenants. Any lease of a Unit shall be for a term of not less than ~~six (6) months~~ and shall be in such format and on such lease form, if any, as supplied and approved from time to time by the Board of Managers. Any such lease shall provide for full compliance by the tenant with this Declaration and with the By-Laws and Rules and Regulations of the Condominium.

Section 6.11 Insurance Proceeds. Any insurance proceeds collected for the damage or destruction of the Common Elements or facilities shall be used to repair or rebuild such damaged or destroyed Common Elements or facilities unless the Consent of Eligible Mortgage Holders is obtained.

ARTICLE VII

ALTERATION OF UNITS OR COMMON ELEMENTS

Section 7.01 Increases and Decreases in Size and Number of Units. Units may not be divided. No additions shall be made to a Unit without the written approval of the Board of Managers, obtained as provided in Sections 7.04 through 7.08 of this Declaration. All Unit Owners hereby consent to any additions to a Unit approved by the Board of Managers pursuant to Sections 7.04 through 7.08 of this Declaration.

Section 7.02 Exterior Alterations to Units Require Approval of Board of Managers. No exterior alterations shall be made to a Unit without the written approval of the Board of Managers, obtained as provided in Sections 7.04 through 7.08 of this Declaration.

Section 7.03 Alteration and Improvement of Common Elements. The Board of Managers shall have the right, at its option, to make or cause to be made such alterations and improvements to the Common Elements as, in its opinion, may be beneficial or necessary or which are requested in writing by a Unit Owner(s) and the Eligible Mortgage Holder thereon, subject however to the requirement that, if the alteration or improvement shall cost more than 5% of the then current estimated annual budget of the Condominium, such alteration or improvement shall be approved by 67% in number and in common interest of the Unit Owners, voting at a meeting duly called pursuant to the By-Laws. Such expenses shall constitute common expenses. Alterations or improvements costing less than 5% of the Condominium's then current estimated annual budget may be made by the Board of Managers and the cost thereof shall constitute a part of the common expenses. Before undertaking such work, the Board of Managers may require the consent in writing of such Unit Owners and the Consent of Eligible Mortgage Holders whose rights, in the sole opinion of the Board of Managers, may be prejudiced by such alteration or improvement. In all cases of alteration or improvement, the Board of Managers shall comply fully with all governmental codes, laws,

ordinances and regulations, including the terms and provisions of the Real Property Law of the State of New York in effect at the time of the proposed alteration or improvement.

Section 7.04 Submission of Plans to Board of Managers; Approval. Any addition, alteration or improvement to the Units or Common Elements proposed by a Unit Owner pursuant to Sections 7.01 through 7.03 above shall require that a plan or plans therefor, in such form as the Board of Managers may require, be submitted to, reviewed and approved by the Board of Managers. The Board of Managers may charge and collect a reasonable fee for the examination of plans submitted for approval, including any fees which may be charged by architects, engineers or attorneys retained by the Board of Managers in connection with the review of such plans. The Sponsor, Sciortino Developers, LLC, is exempt from this Section, as well as all of Article VII.

The Board of Managers may adopt simplified review procedures for any such additions, alterations or improvements which it shall deem minor or for which the submission of plans is not necessary.

The Board of Managers may disapprove such plans for any of the following reasons:

- (a) failure of such plans to comply with any protective covenants, conditions and restrictions contained in the Declaration, By-Laws, Rules or Regulations;
- (b) failure to include information in such plans as requested;
- (c) objection to the exterior design, appearance or materials of any proposed improvements, including without limitation, colors or color scheme, finish, proportion, style of architecture;
- (d) incompatibility of proposed improvements or use of proposed improvements with existing improvements or uses in the vicinity;
- (e) failure of proposed improvements to comply with any zoning, building, health, or other governmental laws, codes, ordinances, Rules and Regulations, including the Real Property Law of the State of New York;
- (f) any other matter which in the judgment and sole discretion of the Board of Managers would render the proposed improvements, use or uses inharmonious or incompatible with the general plan of improvement of the Condominium, including any possible adverse impact on the use and enjoyment of the Property by any other Unit Owner(s).

Upon approval or qualified approval by the Board of Managers of any plans submitted pursuant to this Section, the Board of Managers shall notify the applicant in writing of such approval or qualified approval, which notification shall set forth any qualifications or conditions of such approval, shall file a copy of such plans as approved for permanent record (together with such qualifications or conditions, if any), and, if requested by the applicant, shall provide the applicant with a copy of such plans bearing a notation of such approval or qualified approval. Approval of any such plans relating to the Common Elements or to any Unit shall be final as to such alterations, modifications or improvements and such approval may not be revoked or rescinded thereafter provided (i) that the improvements or uses shown or described on or in such plans do not violate any protective covenants,

conditions or restrictions set forth in the Declaration, By-Laws or Rules and Regulations, (ii) that such plans and any qualifications or conditions attached to such approval of the plans do not violate any applicable governmental law, rule or regulation, zoning, building, health or other code or ordinance, including the Real Property Law of the State of New York and (iii) that the improvement is completed within six (6) months. Approval of any such plans shall not be deemed a waiver of the right of the Board of Managers to disapprove similar plans or any of the features or elements included therein if such plans, features or elements are subsequently submitted for use by other Unit Owner(s).

Section 7.05 Written Notice of Disapproval. In any case where the Board of Managers disapproves any plans submitted hereunder, the Board of Managers shall so notify the applicant in writing, together with a statement of the grounds upon which such action was based. In any such case, the Board of Managers shall, if requested and if possible, make reasonable efforts to assist and advise the applicant so that acceptable plans can be prepared and resubmitted for approval.

Section 7.06 Failure of Board of Managers to Act. If any applicant has not received notice from the Board of Managers, approving or disapproving any plans within 40 days after submission thereof, said applicant may notify the Board of Managers in writing of that fact. Such notice shall be sent by certified mail, return receipt requested. The plans shall be deemed approved by the Board of Managers 15 days after the date of the receipt of such second notice, if no decision is rendered by the Board of Managers within said 15-day period.

Section 7.07 Board of Managers' Right to Promulgate Rules and Regulations. The Board of Managers may from time to time promulgate Rules and Regulations governing the form and content of plans to be submitted for approval or with respect to the approval or disapproval of certain types of alterations, modifications, or improvements to the Common Elements or Units; provided, however, that no such rule or regulation shall be deemed to bind the Board of Managers to approve or disapprove any plans submitted for approval, or to waive the exercise of the Board of Managers' discretion as to such plans; and provided further that no such rule or regulation shall be inconsistent with the provisions of the Declaration, By-Laws, or any applicable governmental law, code, ordinance, rule or regulation.

Section 7.08 Applications for Permits; Indemnification and Insurance. Any application to any governmental authority to make an installation, addition, alteration or improvement to the Common Elements or any Unit shall be approved by the Board of Managers only; provided, however, that applications for any such installation, addition, alteration or improvement proposed by a Unit Owner pursuant to Sections 7.01 through 7.03 above shall be at the sole cost and expense of such Unit Owner; and provided further that this Article VII shall in no case be construed to result in the Board of Managers incurring any liability whatsoever to any Unit Owner, contractor, subcontractor, supplier of material, architect or engineer on account of such installation, addition, alteration or improvement proposed by a Unit Owner, or to any person having any claim for injury to person or property arising therefrom, and such Unit Owner agrees to indemnify and forever hold the Board of Managers harmless for any liability or expenses incurred by the Board of Managers in connection therewith, including reasonable attorney's fees.

In connection with any installation or work done by a Unit Owner, the Board of Managers may require that the Unit Owner obtain such insurance coverages and/or completion bonds, and in such amounts, as the Board of Managers deems proper. In the event that the Board of Managers deems it is necessary to expend funds either to complete work previously commenced by a Unit

Owner or to otherwise protect the appearance, value or structural integrity of the Condominium, such amounts shall become a binding personal obligation of the Unit Owner involved and a lien against the Unit.

Section 7.09 Liability of Board of Managers. No action taken by the Board of Managers or any member, subcommittee, employee or agent thereof, shall entitle any person to rely thereon, with respect to conformity with laws, regulations, codes or ordinances, or with respect to the physical or other condition of any Building or other portion of the Property. Neither the Condominium, nor the Board of Managers, nor any member, subcommittee, employee or agent thereof shall be liable to anyone submitting plans to them for approval or to any Unit Owner, or any other person, in connection with any submission of plans, or the approval or disapproval thereof, including without limitation, mistakes in judgment, negligence or nonfeasance. Every person or other entity submitting plans to the Board of Managers agrees, by submission of such plans, that no action or suit will be brought against the Condominium or the Board of Managers (or any member, subcommittee, employee or agent thereof) in connection with such submission.

ARTICLE VIII

EASEMENTS

Section 8.01 Unit Owner's Access to Unit. Each Unit Owner shall have a right of ingress and egress over the common element areas to such Unit Owner's Unit subject to the reasonable Rules and Regulations which the Board of Managers may impose from time to time.

Section 8.02 Utilities, Pipes and Conduits. Each Unit Owner shall have such easement of access to other Units and to the Common Elements, and each Unit shall be subject to such easements, as is reasonably necessary for such Unit Owner to maintain, repair and replace, as necessary, such Unit Owner's Unit including, if any, pipes, wires and conduits running from the meters or equipment servicing such Unit to the Unit. Each Unit Owner shall also have an easement in common with the Unit Owners of all other Units to use, in accordance with present use and present available facilities, all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements located in any of the other Units and serving the Unit or Units of such Unit Owner. Each Unit shall be subject to an easement in favor of the Unit Owners of all other Units to use in accordance with present use and present available facilities, the pipes, wires, ducts, cables, wires, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit.

Section 8.03 Access of Board of Managers. The Board of Managers shall have a right of access to all Common Elements (irrespective of the restricted nature of such Common Elements) to remove violations and for inspection, maintenance, repair or improvement of the Property and as otherwise necessary to carry out its duties and obligations pursuant to this Declaration and the By-Laws.

Section 8.04 Easement for Encroachments. If any portion of a Unit or the Common Elements (whether restricted in use to an individual Unit Owner or not) encroaches or shall hereinafter encroach upon another Unit or the Common Elements as a result of: (i) the original construction or settling or shifting of the Buildings, including, without limitation, any soffits, roof overhangs or bay windows, or (ii) any repair or restoration by the Board of Managers of a Building, any Unit or the

Common Elements, or (iii) any construction after a partial or total destruction as a result of a fire or other casualty or as a result of condemnation or eminent domain proceedings, a valid easement for the encroachment and the maintenance of the same shall and does exist. Such easements as provided in this Section shall exist so long as the Building in which any such encroachment exists shall stand.

Section 8.05 Easements of Necessity. Each Unit shall have and each Unit shall be subject to all easements of necessity in favor of such Unit or in favor of other Units and the Common Elements.

Section 8.06 Sponsors' Easement. An easement is hereby reserved to Sponsor to enter the Common Elements during the period of construction and sale of the Property to maintain the Common Elements and to perform such operations as in the sole opinion of Sponsor may be reasonably required, convenient or incidental to the construction and sale of Units, including, without limitation, a business office, sales office, storage area, construction yard, signs and model units, provided that this does not unreasonably obstruct access by the Unit Owners.

Section 8.07 Access Easement from Sponsor. Sponsor hereby grants and conveys to the Unit Owners and their successors and assigns, temporary, non-exclusive easement for unimpeded access by vehicular and pedestrian ingress and egress on, through and over the roads described on Schedule D, attached hereto and made a part hereof, for the sole purpose of providing access to the Units (the "Access Easement"). The Access Easement shall terminate automatically, without any further action by the Sponsor or the Unit Owners, as to any of the roads described on Schedule D upon Sponsor's dedication of such road to the Village of Hilton or any other municipality.

ARTICLE IX

VOTING RIGHTS

Section 9.01 Voting Rights. For all voting purposes except for amendment or termination of this Declaration as provided in Article XIII below, at any meeting of the Unit Owners, the Unit Owners of Units shall have one (1) vote for each Unit owned.

ARTICLE X

COMMON CHARGES - ALLOCATION, LIEN AND LIABILITY

Section 10.01 Allocation and Commencement of Common Charges. Except as otherwise permitted in this Article or the By-Laws, common expenses shall be charged by the Board of Managers to the Unit Owners according to their respective percentage interests in the Common Elements, and all charges shall be equal. The common profits of the Property, after offsetting the common expenses relating to the Common Elements and making due allowance for the retention of funds to cover future common expenses, shall be distributed among the Unit Owners in the same manner. Common charges shall commence on the date of recording this Declaration.

Section 10.02 Common Charges - Personal Obligation of Unit Owner and Lien on Unit. The common charges shall be paid when due. All sums assessed as common charges by the Board of Managers, but unpaid, together with any accelerated installments, late charges as may be established by the Condominium By-Laws, interest thereon at such rate as may be fixed by the Board of Managers from time to time, such rate not to exceed the maximum rate of interest then permitted by law, and reasonable attorneys' fees and other costs and expenses incurred in efforts to collect such past due assessments, shall be the personal obligation of the Unit Owner and, to the extent permitted by law, shall constitute a lien upon the Unit prior to all other liens except: (i) tax or assessment liens on the Unit by the taxing subdivision of any governmental authority, including but not limited to State, County, Town and School District taxing agencies and (ii) all sums unpaid on any first mortgage of record encumbering the Unit and which is held by an Institutional Mortgagee as defined in Section 2.01 of this Declaration.

A purchaser of a Unit shall be liable for the payment of unpaid common charges assessed against such Unit prior to such purchaser's acquisition, except that a mortgagee or other purchaser who acquires title at a foreclosure sale, or an Institutional Mortgagee who acquires title to a Unit by a deed in lieu of foreclosure, shall not be liable for, and such Unit shall not be subject to, a lien for the payment of common charges against such Unit, and which became due prior to such acquisition of title. In such event, the unpaid balance of common charges shall be charged to all other Unit Owners as a common expense.

Except as provided above, in the case of any conveyance of a Unit either by voluntary instrument, operation of law or judicial proceeding in accordance with this Declaration or the By-Laws, the grantee of the Unit shall be jointly and severally liable with the former Unit Owner for any unpaid common charges against the Unit assessed and due up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the former Unit Owner the amounts paid by the grantee therefor. "Grantee" as used herein shall not include either an Institutional Mortgagee or a purchaser of a Unit at a foreclosure sale of a mortgage held by an Institutional Mortgagee. No Unit Owner shall be liable for the payment of any common charges accruing subsequent to a sale, transfer or other conveyance by such Unit Owner of the Unit made in accordance with applicable laws or the provisions of this Declaration and the By-Laws.

No Unit Owner may be exempt from liability for payment of common charges assessed against such Unit Owner's Unit by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of the Unit. Dissatisfaction with the quantity or quality of maintenance furnished to the Property shall not be grounds for the withholding or failure to pay any common charge or special assessment.

ARTICLE XI

BOARD OF MANAGERS

Section 11.01 Board of Managers. The affairs of the Condominium shall be governed and controlled pursuant to the Condominium By-Laws (attached hereto as Schedule G and made a part hereof) by a Board of Managers who shall be elected and serve and shall have the duties and powers as provided in the By-Laws.

Section 11.02 Administration. The administration of the Condominium Property, including the Buildings and land (the "Property") described herein shall be in accordance with the provisions of this Declaration and with the provisions of the By-Laws.

Section 11.03 Power of Attorney to Board of Managers. Each Unit Owner shall grant to the persons who shall from time to time constitute the Board of Managers, an irrevocable power of attorney, coupled with an interest, to acquire title to or lease any Unit whose Unit Owner desires to surrender, sell or lease the same, or which may be the subject of a foreclosure or other judicial sale, or any other Unit, in the name of the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, and to convey, sell, lease, mortgage, vote the votes appurtenant thereto or otherwise deal with any such Unit so acquired or to sublease any Unit so leased by the Board of Managers.

Section 11.04 Acquisition of Units by Board of Managers. In the event (a) any Unit Owner shall surrender such Unit Owner's Unit, together with (i) the undivided interest in the Common Elements appurtenant thereto; (ii) the interest of such Unit Owner in any other Units acquired by the Board of Managers or its designee on behalf of all Unit Owners or the proceeds of the sale, or lease thereof, if any; and (iii) the interest of such Unit Owner in any other assets of the Condominium (hereafter collectively called the "Appurtenant Interests") pursuant to the provisions of Section 339-x of the Real Property Law of the State of New York, or (b) the Board of Managers shall purchase at a foreclosure or other judicial sale, or in any other manner acquire, a Unit together with the Appurtenant Interests, title to any such Unit, together with the Appurtenant Interests shall be held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective common interests. The lease covering any Unit leased by the Board of Managers, or its designees, on behalf of all Unit Owners, shall be held by the Board of Managers, or its designee, on behalf of all Unit Owners in proportion to their respective common interests.

Section 11.05 Right to Grant Permits, Licenses and Easements. Notwithstanding anything to the contrary which may be contained in this Declaration, the Board of Managers shall have the right to grant permits, licenses and easements over the common element areas for utilities, roads, and other purposes necessary for the proper operation of the Property.

ARTICLE XII

OBLIGATIONS, RESPONSIBILITIES COVENANTS, AND RESTRICTIONS

Section 12.01 All Unit Owners, Tenants and Occupants Subject to Condominium Documents Which Run With the Land. All present or future Unit Owners, tenants, occupants, or any other person

that might use the Units or the facilities of the Property in any manner, are subject to the provisions of this Declaration, the By-Laws and Rules and Regulations of the Condominium as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease, or the entering into of occupancy of any Unit shall signify that the provisions of this Declaration and the By-Laws and Rules and Regulations of the Condominium are accepted and ratified by such Unit Owner, tenant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Units, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

Section 12.02 Units to be Properly Maintained. Unit Owners shall maintain their Units in good repair and overall appearance.

Section 12.03 ~~Mortgages on Units. Any Unit Owner who mortgages such Unit Owner's Unit shall promptly provide the Board of Managers with the name and address of the mortgagee.~~

Section 12.04 Notice to Mortgagees. The Board of Managers shall give such written notice to the holders of mortgages encumbering Units as is required by various provisions of this Declaration or of the Condominium By-Laws.

Section 12.05 No Nuisances. No nuisances shall be allowed upon the Property nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the Property by its residents.

Section 12.06 No Immoral or Unlawful Use. No immoral, improper, offensive or unlawful use shall be made of the Property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

Section 12.07 Advertising and Signs. Except for signs erected by or with the permission of the Sponsor in connection with the initial development, lease, or sale of Units, no additional sign or other advertising device of any nature shall be placed for display to the public on any Unit or other portion of the Property, except temporary signs placed in building windows advertising the property for sale or rent, or small for sale signs in the landscaped bed in front of the house, not to exceed six (6) square feet.

Section 12.08 Planting, Screening and Fences. Any plantings, fence enclosures, or walls initially developed on a Lot or other portion of the Property shall not be removed or replaced with other than a similar type of planting, fence, or wall except with the permission of the Board of Managers or the Architectural Committee if one has been appointed. Except for the foregoing, no fence, wall, or planting, outside of the foundation of the home, of any kind shall be planted, installed, or erected upon a lot or other portion of the Property unless approved by the Board of Managers or the Architectural Committee if one has been appointed. Notwithstanding the foregoing, no fence, wall, or planting shall be maintained so as to obstruct sight lines for vehicular traffic.

Section 12.09 Garbage and Refuse Disposal. Except for building materials during the course of construction or repair of any approved improvements, no lumber, metals, bulk materials, wood piles, rubbish, refuse, garbage, trash or other waste material (all of which are referred to hereinafter as "Trash") shall be kept, stored, or allowed to accumulate outdoors. All such Trash shall be kept

within the garage or the Unit Owner's home. Trash containers may be placed in the open after 6 p.m. the evening before a scheduled pick-up, at such place designated by the Board of Managers or the Architectural Committee so as to provide access to persons making such pick-up. The Board of Managers or the Architectural Committee may, in its discretion, adopt and promulgate reasonable Rules and Regulations relating to size, shape, color and type of containers permitted and the manner of storage of the same on any portion of the Property.

Section 12.10 Dwelling in Other Than Residential Units. No temporary building, trailer, basement, tent, shack, barn, outbuilding, shed, garage, or building in the course of construction, or other temporary structure shall be used, temporarily or permanently, as a dwelling on any Lot or other portion of the Property except with the consent of the Board of Managers.

Section 12.11 Outside Storage. Outside storage or parking of commercial or recreational vehicles, camper bodies, boats, and trailers shall be prohibited except as may be otherwise permitted by the Condominium's Board of Managers, (unless prohibited altogether by the applicable zoning requirements).

Section 12.12 Outdoor Repair Work. With respect to a Unit or other portion of the Property to which title has been transferred by the Sponsor, no work on any motor vehicles, boats, or machines of any kind shall be permitted outdoors on the Property, except with the consent of the Board of Managers.

Oversized, Commercial, or Unlicensed Vehicles. Unless used in connection with the construction or sale of Units by the Sponsor, or maintenance of the Property, or unless otherwise consented to by the Board of Managers, the following shall not be permitted to remain overnight on the Property:

- (a) commercial vehicles of a weight of one and a half (1-1/2) tons or more
- (b) unlicensed motor vehicles of any type.

Section 12.14 Clotheslines. No outdoor drying or airing of any clothing or bedding shall be permitted within the Property unless authorized by the Board of Managers or the Architectural Committee.

Section 12.15 Pools. No inground or above ground pool shall be permitted anywhere on the Property.

Section 12.16 Rules and Regulations. Rules and Regulations promulgated by the Board of Managers concerning the use of the Property shall be observed by the Unit Owners, provided, however, that copies of such Rules and Regulations are furnished to each Unit Owner prior to the time the said Rules and Regulations become effective.

Section 12.17 Animals Including Birds and Insects. No animals of any kind shall be raised, bred or kept in any Unit except that dogs and cats not weighing more than twenty (20) pounds each, or other domesticated household animals may be kept inside the Unit, provided that they are not kept, bred or maintained for commercial purposes. The Board of Managers may set reasonable Rules and Regulations regarding pets. The Board of Managers may, from time to time, (i) impose reasonable Rules and Regulations setting forth the type and number of animals, including birds and insects and

(ii) prohibit certain types of animals, including birds or insects entirely. Notwithstanding the above, the Board of Managers shall have the right to require any Unit Owner (or any tenant of any Unit Owner, or any family member or guest of any Unit Owner or tenant) to dispose of any animal, including birds or insects, if, in the opinion of the Board of Managers, acting in its sole discretion, such animal is creating a nuisance because, but not limited to, the Unit Owner does not clean up after the animal, the animal is too noisy, or the animal is not leashed or properly controlled, or if the animal could pose a threat to the health or safety of the Condominium.

ARTICLE XIII

AMENDMENT AND TERMINATION

Section 13.01 Amendment. Except as otherwise provided in this Declaration, this Declaration may be modified, altered, amended or added to at any duly called meeting of Unit Owners provided that:

- (a) Notice of the meeting containing a full statement of the proposed modification, alteration, amendment or addition has been sent to all Unit Owners and to all Eligible Mortgage Holders at least 30 days and not more than 50 days prior to the date set for said meeting; and
- (b) 67% or more in number and in common interest of all Unit Owners approve the change; and
- (c) The Board of Managers does not, prior to the date established for voting on the proposed change, receive written notification of opposition to the change from Eligible Mortgage Holders of 51% or more of the number of Units subject to mortgages held by Eligible Mortgage Holders; and
- (d) An instrument evidencing the change is duly recorded in the Recording Office. Such instrument need not contain the written consent of the required number of Unit Owners, but shall contain a certification by the Board of Managers that the consents required by this Section for such change have been received and filed with the Board of Managers.
- (e) Notwithstanding anything to the contrary in this Declaration, any modification, alteration, amendment or addition to this Declaration which is of a material adverse nature to Eligible Mortgage Holders shall not be permitted unless the Consent of Eligible Mortgage Holders is obtained.

Section 13.02 Termination. The Condominium shall not be terminated or abandoned except as provided for by law. In addition to any requirement by law, termination shall require the consent of at least 80% of all Unit Owners in number and in common interest and the Consent of Eligible Mortgage Holders.

Section 13.03 Amendment for Filing of Supplemental Floor Plans. Notwithstanding Section 13.01 above, the Sponsor may execute and record amendment(s) to this Declaration at any

time until it no longer owns Units for the purpose of amending Schedule C to this Declaration, and filing supplemental floor plans of Units, as described in Real Property Law Section 339-p. Such amendments need only be signed by the Sponsor, and attached thereto shall be a verified statement of a registered architect or licensed professional engineer as described in the aforementioned Section of the Real Property Law and of this Declaration.

Section 13.04 Amendment by Board of Managers to Correct Errors. Notwithstanding Section 13.01 above, the Board of Managers may make amendments to this Declaration and By-Laws to correct omissions or errors, which amendments shall not adversely modify substantial rights of the Sponsor, any Unit Owner or Eligible Mortgage Holder without the written permission of the Sponsor, such Unit Owner or Eligible Mortgage Holder.

ARTICLE XIV

GENERAL

Section 14.01 Service of Process. The Secretary of State is designated as agent of the Board of Managers upon whom process against it may be served. The address within this State to which the Secretary of State shall mail a copy of any process against the Board of Managers served upon him or her is at: Board of Managers of Unionville Station Condominium, P.O. Box 26, Hilton, New York 14468.

Section 14.02 Notices. All notices hereunder shall be in writing and sent, unless otherwise specifically provided in this Declaration, by mail by depositing same in a post office or letter box in a postpaid sealed wrapper, addressed, as follows:

- (a) If to go to the Board of Managers, at the office of the Board of Managers; and
- (b) If to go to a Unit Owner or Unit mortgagee at such address as appears on the books of the Condominium; and
- (c) If to go to a Eligible Mortgage Holder to request such Eligible Mortgage Holder's consent as is required by various provisions of this Declaration or of the Condominium By-Laws such notice shall be sent by certified or registered mail, return receipt requested, and if such notice includes a request for consent, shall include the statement that the failure to object to the requested consent within 60 days shall be deemed a consent.
- (d) All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received. Whenever any notice is required to be given under the provisions of this Declaration, or of the By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

Section 14.03 Notices to Mortgagees and Guarantors. Subject to the requirements this Section, any mortgagee holding a mortgage on a Unit or any guarantor of a mortgage on a Unit shall have the right to timely notice, pursuant to Section 14.02 above, of the following:

- (a) Any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing such its mortgage;
- (b) Any 60-day delinquency in the payment of assessments or charges owed by the owner of any Unit for which it holds the mortgage;
- (c) A lapse, cancellation, or material modification of any insurance policy maintained by the Board of Managers;
- (d) Any proposed action that requires the consent of a specified percentage of mortgagees; and
- (e) A mortgagee holding a mortgage on a Unit or a guarantor of a mortgage on a Unit shall be entitled to such notice(s) provided it has requested in writing to the Board of Managers that it be notified of the actions or events described in this Section and it has provided the Board of Managers their name and address for such notice or has caused the mortgagor/Unit Owner to give such notice to the Board of Managers.

Section 14.04 Invalidity. The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

Section 14.05 Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 14.06 Captions. The captions herein are inserted only as a matter of convenience and reference, and in no way define, limit or describe the scope of this Declaration nor the intent of any provision hereof.

Section 14.07 Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender whenever the context so requires.

ARTICLE XV

TERMINATION OF DOCUMENTS

Section 15.01 Termination of Easements. The easements recorded in the Monroe County Clerk's Office in the libers and pages described on Schedule F are hereby terminated, revoked and rescinded in their entirety and shall be of no further force or effect.

Section 15.02 Termination of Declaration of Covenants, Conditions, Easements and Restrictions. The Declaration of Covenants, Conditions, Easements and Restrictions recorded in the Monroe County Clerk's Office in Book 9173 of Deeds at page 342, as amended by Amendment recorded in the Monroe County Clerk's Office on July 9, 2008 in Book 10639 of Deeds at page 324, is hereby terminated, revoked and rescinded in its entirety and shall be of no further force or effect.

ARTICLE XVI

UNIT OWNER REPRESENTATIONS AND WARRANTIES

Section 16.01 Representations and Warranties. Each of the undersigned represents, warrants and states for himself or herself or itself, individually, that at the time of executing this Conveyances and Condominium Declaration:

- (a) I hold the interest in the respective Lot as set forth next to my name on Schedule E;
- (b) There are no judgments, mechanic's liens and/or tax liens filed against me which are unpaid or unsatisfied of record. No proceedings in bankruptcy have ever been instituted by or against me and I have not at any time made an assignment for the benefit of creditors. None of the judgments or bankruptcy filings or tax liens which are of record in the Monroe County Clerk's Office are filed by or against me nor have I ever resided at any of the addresses that may be set out therein;
- (c) All water, pure water and/or sewer charges and all real property taxes assessed against my respective Lot through the date hereof have been paid or will be paid or will be caused to be paid by me;
- (d) There are no present tenants, lessees or other parties in possession of my respective Lot, other than the parties set forth on Schedule E for my respective Lot;
- (e) To the best of my knowledge, there are no matters which could give rise to a lien that would attach to my respective Lot other than subsequently accruing real estate taxes, assessments and the like;
- (f) My possession of my respective Lot has been peaceable and undisturbed, and the title thereto has never been disputed, questioned, or rejected, nor insurance thereof refused while I have been in possession of the Lot;
- (g) To the best of my knowledge, there are no actions pending affecting my respective Lot or my interest therein;
- (h) No repairs, alterations or improvements have been made to my respective Lot which have not been completed more than four (4) months prior to the date hereof; nor have any obligations been incurred which have become or will become liens on my respective Lot;

- (i) I have made the above representations and warranties in order to induce the other Unit Owners to execute and agree to the terms of this Conveyances and Condominium Declaration, and the same are made with the knowledge that the Unit Owners, title insurers, and their attorneys may rely on the veracity of the representations made herein in dealing with the Units.

Section 16.02 Authority. If an undersigned party is executing this Conveyances and Condominium Declaration on behalf of a trust or other entity, then the undersigned party represents, warrants and states for themselves, individually, that at the time of executing this Conveyances and Condominium Declaration: (i) I am the trustee or hold the capacity set forth next to my name, as applicable, designated and duly appointed for such trust or entity, (ii) I have all of the necessary powers and authority under the respective agreement governing such trust or entity and applicable laws to execute this Conveyances and Condominium Declaration and to bind such trust or entity to this Conveyances and Condominium Declaration, (iii) there are no conditions precedent, prerequisite consents or other limitations qualifying or restricting my power and authority to do the same, and (iv) the trust or entity on behalf of which I am executing this Conveyances and Condominium Declaration on behalf of was duly formed and validly exists under the laws of the State in which it was formed.

Section 16.03 Mortgage Modifications. Each of the undersigned parties represents, warrants and states for themselves, individually, that if at the time of executing this Conveyances and Condominium Declaration there is a mortgage encumbering their respective Lot, then: (i) they will cause such mortgage to be appropriately modified of record so that such mortgage is no longer a lien on the Lot and is a lien on their respective Unit and percentage interest in the Common Elements of the Condominium, or (ii) they will cause such mortgage to be discharged of record.

IN WITNESS WHEREOF, the Unit Owners and the Association have caused this Conveyances and Condominium Declaration to be executed on the date shown below with the intent that it be effective as of the date first set forth above.

[Signatures on the following pages]

(Signature pages have been purposely omitted from this document.)
(Schedules A, B, C, D and F have been purposely omitted from this document.)

SCHEDULE E

**SCHEDULE OF LOTS OWNED AND CONVEYED
BEFORE CONVERSION TO CONDOMINIUM FORM OF OWNERSHIP
AND UNITS OWNED AFTER CONVERSION
TO CONDOMINIUM FORM OF OWNERSHIP**

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
Myrtle Kester	114	307/2	Myrtle Kester	2 Atchinson Drive	0.68966
John Colombo and Sharon Colombo, Husband and Wife	115	311/14 327/55	John Colombo and Sharon Colombo, Husband and Wife	4 Atchinson Drive	0.68966
James C. Bolthouse	112	308/65	James C. Bolthouse	5 Atchinson Drive	0.68966
Marian S. Ulp	121	303/57	Marian S. Ulp	3 Gursclin Lane	0.68966
Elton L. Miller and Laura E. Miller, His Wife	102	301/73	Elton L. Miller and Laura E. Miller, His Wife	8 Gursclin Lane	0.68966
John L. Fitzgerald and Fern C. Fitzgerald, husband and wife	103	301/73	John L. Fitzgerald and Fern C. Fitzgerald, husband and wife	12 Gursclin Lane	0.68966
Gary L. Oakden and Gail O. Bouk, as joint tenants with the right of survivorship. Subject to a life estate reserved unto Lorraine B. Oakden to use and occupy the premises during Lorraine B. Oakden's lifetime, with Lorraine B. Oakden paying for all maintenance and repairs, water and sewer charges, insurance charges and taxes relating to the premises.	202	305/65 335/51	Gary L. Oakden and Gail O. Bouk, as joint tenants with the right of survivorship. Subject to a life estate reserved unto Lorraine B. Oakden to use and occupy the premises during Lorraine B. Oakden's lifetime, with Lorraine B. Oakden paying for all maintenance and repairs, water and sewer charges, insurance charges and taxes relating to the premises.	14 Gursclin Lane	0.68966
Joan H. Weller	214	310/71	Joan H. Weller	15 Gursclin Lane	0.68966
Barbara Farese	203	303/58	Barbara Farese	16 Gursclin Lane	0.68966
Betty J. Brule	204	305/64	Betty J. Brule	18 Gursclin Lane	0.68966
Marie E. Aquilina	215	303/30 325/48	Marie E. Aquilina	19 Gursclin Lane	0.68966
Walter E. Greenfield and Barbara M. Greenfield	205	301/75	Walter E. Greenfield and Barbara M. Greenfield	20 Gursclin Lane	0.68966
Michael J. Collins and Susan G. Collins, husband and wife	216	301/79	Michael J. Collins and Susan G. Collins, husband and wife	21 Gursclin Lane	0.68966
Robert J. McGuire, Sr. and Lucille T. McGuire, his wife	206	301/76	Robert J. McGuire, Sr. and Lucille T. McGuire, his wife	22 Gursclin Lane	0.68966
Anne Norton	217	303/31	Anne Norton	23 Gursclin Lane	0.68966
Gail L. Cresswell	207	324/67	Gail L. Cresswell	24 Gursclin Lane	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
August J. Billitier and Diana M. Billitier	218	309/46	August J. Billitier and Diana M. Billitier	25 Gursclin Lane	0.68966
Errol F. Valyear	219	306/17	Errol F. Valyear	27 Gursclin Lane	0.68966
Robert S. Bulter, Junette A. Bulter, his wife	220	307/66	Robert S. Bulter, Junette A. Bulter, his wife	29 Gursclin Lane	0.68966
Eva G. Wais	221	309/97	Eva G. Wais	31 Gursclin Lane	0.68966
Robert H. Downing and Phoebe A. Downing, as husband and wife	401	314/57	Robert H. Downing and Phoebe A. Downing, as husband and wife	2 Leith Lane	0.68966
Kenneth E. Gavigan and Mary Eichas-Gavigan	402	314/58	Kenneth E. Gavigan and Mary Eichas-Gavigan	4 Leith Lane	0.68966
David C. Gilfoy and Patricia M. Mets, husband and wife	525	329/89	David C. Gilfoy and Patricia M. Mets, husband and wife	5 Leith Lane	0.68966
Warner W. Scheik and Marie H. Scheik	403	317/98	Warner W. Scheik and Marie H. Scheik	6 Leith Lane	0.68966
Beverly Studeman	524	330/26	Beverly Studeman	7 Leith Lane	0.68966
Karen M. Rodak	523	337/68	Karen M. Rodak	9 Leith Lane	0.68966
Jerome F. Avery and Catherine E. Avery, as husband and wife	522	337/83	Jerome F. Avery and Catherine E. Avery, as husband and wife	11 Leith Lane	0.68966
Arthur Fumia and Carol A. Fumia	501	332/14	Arthur Fumia and Carol A. Fumia	12 Leith Lane	0.68966
Virginia M. Murray	502	332/75	Virginia M. Murray	14 Leith Lane	0.68966
Gary R. Perkins and Joyce G. Perkins	521	336/79	Gary R. Perkins and Joyce G. Perkins	15 Leith Lane	0.68966
Connie M. Davis	503	338/9	Connie M. Davis	16 Leith Lane	0.68966
Marvin O. Miles and Patricia G. Miles, as husband and wife	520	338/58	Marvin O. Miles and Patricia G. Miles, as husband and wife	17 Leith Lane	0.68966
Santiago Munoz and Alice Tuttisanti Munoz	519	334/44	Santiago Munoz and Alice Tuttisanti Munoz	19 Leith Lane	0.68966
John Letta, Sr. and Nancy A. Letta	504	332/53	John Letta, Sr. and Nancy A. Letta	20 Leith Lane	0.68966
Carol A. Simonds	518	331/61	Carol A. Simonds	21 Leith Lane	0.68966
Frances R. Carlson and Donna J. Carlson, Husband and Wife	505	332/15	Frances R. Carlson and Donna J. Carlson, Husband and Wife	22 Leith Lane	0.68966
Charles B. Johnson and Alana K. Johnson	517	333/14	Charles B. Johnson and Alana K. Johnson	23 Leith Lane	0.68966
Joseph C. Dubois and Dorothy H. Dubois	506	332/16	Joseph C. Dubois and Dorothy H. Dubois	24 Leith Lane	0.68966
Thomas F. Calmes and Linda L. Calmes, as husband and wife	516	333/76	Thomas F. Calmes and Linda L. Calmes, as husband and wife	25 Leith Lane	0.68966
Charles R. Doell and Judith Doell, Husband and Wife	507	334/45	Charles R. Doell and Judith Doell, Husband and Wife	26 Leith Lane	0.68966
Joan B. Barr	515	334/75	Joan B. Barr	27 Leith Lane	0.68966
Lynn G. Jensen	508	331/86	Lynn G. Jensen	28 Leith Lane	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
William C. Abbey and Agnes Ann C. Abbey	509	331/87	William C. Abbey and Agnes Ann C. Abbey	30 Leith Lane	0.68966
Kevin Scanlan and Mary Scanlan	510	332/62	Kevin Scanlan and Mary Scanlan	32 Leith Lane	0.68966
Erna A. Lever	514	335/10	Erna A. Lever	33 Leith Lane	0.68966
Martin Schneider and Karen Schneider	511	332/54	Martin Schneider and Karen Schneider	34 Leith Lane	0.68966
Linda M. Viney	513	332/17	Linda M. Viney	35 Leith Lane	0.68966
Robert A. Zabelny and Shannon E. Zabelny	512	335/50	Robert A. Zabelny and Shannon E. Zabelny	36 Leith Lane	0.68966
Joseph Depalma and Judy Ann Depalma, as husband and wife	701	328/85	Joseph Depalma and Judy Ann Depalma, as husband and wife	38 Leith Lane	0.68966
Mark A. Herington and Sally A. Herington	730	329/15	Mark A. Herington and Sally A. Herington	39 Leith Lane	0.68966
Edward M. Dart and Elizabeth E. Dart, husband and wife	702	329/55	Edward M. Dart and Elizabeth E. Dart, husband and wife	40 Leith Lane	0.68966
Peter A. Sorensen and Elizabeth A. Sorensen, as husband and wife	729	327/96	Peter A. Sorensen and Elizabeth A. Sorensen, as husband and wife	41 Leith Lane	0.68966
Kevin A. Shott, Trustee of the James T. and Nancy B. Shott Irrevocable Trust dated 1/15/03. Subject to a life estate to James T. Shott and Nancy B. Shott, husband and wife, which shall terminate on the death of to James T. Shott and Nancy B. Shott or the Trustee of the James T. and Nancy B. Shott Irrevocable Trust dated 1/15/03 receiving written notice from them that they no longer permanently reside on the premises, and will not return there.	703	322/13	Kevin A. Shott, Trustee of the James T. and Nancy B. Shott Irrevocable Trust dated 1/15/03. Subject to a life estate to James T. Shott and Nancy B. Shott, husband and wife, which shall terminate on the death of to James T. Shott and Nancy B. Shott or the Trustee of the James T. and Nancy B. Shott Irrevocable Trust dated 1/15/03 receiving written notice from them that they no longer permanently reside on the premises, and will not return there.	42 Leith Lane	0.68966
Joseph Frank Sciortino, Audrey Ann Coglitore and Susan Marie Spitala	728	326/19	Joseph Frank Sciortino, Audrey Ann Coglitore and Susan Marie Spitala	43 Leith Lane	0.68966
Barbara Szczepanski	704	324/57	Barbara Szczepanski	44 Leith Lane	0.68966
Gregory J. Wahl, Janet M. Avery, As Trustees of the William A. and Patricia F. Wahl Irrevocable Trust	727	324/68	Gregory J. Wahl, Janet M. Avery, As Trustees of the William A. and Patricia F. Wahl Irrevocable Trust	45 Leith Lane	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
Kay Jinks-Gavin, Thomas C. Gavin	705	327/32	Kay Jinks-Gavin, Thomas C. Gavin	46 Leith Lane	0.68966
Lester F. Hanes and Barbara Benham Hanes	726	322/61	Lester F. Hanes and Barbara Benham Hanes	47 Leith Lane	0.68966
Brian E. Covert and Virginia J. Covert, husband and wife	706	325/21	Brian E. Covert and Virginia J. Covert, husband and wife	48 Leith Lane	0.68966
Richard Czyzewski and Gudrun Czyzewski, as husband and wife	725	329/17	Richard Czyzewski and Gudrun Czyzewski, as husband and wife	49 Leith Lane	0.68966
Barbara A. Gerhardt	707	329/16	Barbara A. Gerhardt	50 Leith Lane	0.68966
Gloria Jean Zaremba, Constantino Giordano, as tenants in common with a fifty percent (50%) interest each	724	328/95	Gloria Jean Zaremba, Constantino Giordano, as tenants in common with a fifty percent (50%) interest each	51 Leith Lane	0.68966
Joseph M. Shatzel, Linda A. Shatzel, as husband and wife	708	328/42	Joseph M. Shatzel, Linda A. Shatzel, as husband and wife	52 Leith Lane	0.68966
Eleanor S. Harrington, As Trustee of the Eleanor S. Harrington Survivors Trust	723	328/83	Eleanor S. Harrington, As Trustee of the Eleanor S. Harrington Survivors Trust	53 Leith Lane	0.68966
Richard Popowych and Sandra J. Popowych, husband and wife	709	322/42	Richard Popowych and Sandra J. Popowych, husband and wife	54 Leith Lane	0.68966
Michael D. Breister and Barbara A. Breister, husband and wife	722	326/50	Michael D. Breister and Barbara A. Breister, husband and wife	55 Leith Lane	0.68966
Richard Lill and Mary K. Lill, Husband and Wife	710	324/53	Richard Lill and Mary K. Lill, Husband and Wife	56 Leith Lane	0.68966
Antionietta Pasquarella	721	322/48	Antionietta Pasquarella	57 Leith Lane	0.68966
Robert E. Snyder and Dianne E. Snyder	711	322/47	Robert E. Snyder and Dianne E. Snyder	58 Leith Lane	0.68966
Cynthia Ras. Subject to Frank and Nina Ferrari's right to lifetime use of the property.	720	323/19	Cynthia Ras. Subject to Frank and Nina Ferrari's right to lifetime use of the property.	59 Leith Lane	0.68966
David O'Keefe and Joanne O'Keefe, husband and wife	712	325/24	David O'Keefe and Joanne O'Keefe, husband and wife	60 Leith Lane	0.68966
Mark Valente and Lisa Valente, as Tenants in Common. Subject to a life estate reserved unto Frances Valente, for and during the term of Frances Valente's life.	719	326/17	Mark Valente and Lisa Valente, as Tenants in Common. Subject to a life estate reserved unto Frances Valente, for and during the term of Frances Valente's life.	61 Leith Lane	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
Michael J. Spoonhower and Marianne Spoonhower, husband and wife	713	325/23	Michael J. Spoonhower and Marianne Spoonhower, husband and wife	62 Leith Lane	0.68966
Leonard G. Parzynski and Joyce A. Parzynski, husband and wife	718	328/82	Leonard G. Parzynski and Joyce A. Parzynski, husband and wife	63 Leith Lane	0.68966
Michael J. Rotmans and Shirley A. Rotmans, husband and wife	714	325/20	Michael J. Rotmans and Shirley A. Rotmans, husband and wife	64 Leith Lane	0.68966
Edward L. Boeyink and Marion Boeyink, as husband and wife	717	328/81	Edward L. Boeyink and Marion Boeyink, as husband and wife	65 Leith Lane	0.68966
Michael Kovacs, as Executor of the estate of Stephen Kovacs	716	325/89	Michael Kovacs, as Executor of the estate of Stephen Kovacs	67 Leith Lane	0.68966
Alexander Pirnie and Beverly Pirnie, husband and wife	715	325/22	Alexander Pirnie and Beverly Pirnie, husband and wife	69 Leith Lane	0.68966
Kathleen M. Patterson	425	318/79	Kathleen M. Patterson	3 Shirleen Drive	0.68966
John P. Barrow and Elma M. Barrow	404	315/49	John P. Barrow and Elma M. Barrow	4 Shirleen Drive	0.68966
Laura I. Baleno and Margaret Mary Baleno, as Trustees of the Laura I. Baleno Revocable Living Trust	424	318/1	Laura I. Baleno and Margaret Mary Baleno, as Trustees of the Laura I. Baleno Revocable Living Trust	5 Shirleen Drive	0.68966
Gary L. Oakden and Susan J. Oakden, Husband and Wife	405	314/4	Gary L. Oakden and Susan J. Oakden, Husband and Wife	6 Shirleen Drive	0.68966
Donald Wasielewski	423	314/23	Donald Wasielewski	7 Shirleen Drive	0.68966
Frank J. Pastorella and Ann L. Pastorella	406	314/37	Frank J. Pastorella and Ann L. Pastorella	8 Shirleen Drive	0.68966
Eugene H. Whipple and Sandra J. Whipple	407	314/22	Eugene H. Whipple and Sandra J. Whipple	10 Shirleen Drive	0.68966
Anthony J. Sellitto and Dianne Sellitto	422	316/47	Anthony J. Sellitto and Dianne Sellitto	11 Shirleen Drive	0.68966
Mary C. Billitier, Salvatore Viapiano and Theresa Versluis, as joint tenants with right of survivorship. Subject to a life estate retained unto Giovanni Viapiano and Giuditta Viapiano for the term of Giovanni Viapiano and Giuditta Viapiano's lives.	408	315/50	Mary C. Billitier, Salvatore Viapiano and Theresa Versluis, as joint tenants with right of survivorship. Subject to a life estate retained unto Giovanni Viapiano and Giuditta Viapiano for the term of Giovanni Viapiano and Giuditta Viapiano's lives.	12 Shirleen Drive	0.68966
James A. Mullen, Saralynne Mullen	409	317/75	James A. Mullen, Saralynne Mullen	14 Shirleen Drive	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
Matthew S. Lanzoni and Patricia B. Lanzoni	421	317/26	Matthew S. Lanzoni and Patricia B. Lanzoni	15 Shirleen Drive	0.68966
Eugene H. Auer, Jr. and Joan E. Auer, husband and wife	410	318/52	Eugene H. Auer, Jr. and Joan E. Auer, husband and wife	16 Shirleen Drive	0.68966
Bernard J. Montanari and Muriel J. Montanari	420	317/25	Bernard J. Montanari and Muriel J. Montanari	17 Shirleen Drive	0.68966
Marie K. Watkins	411	314/24	Marie K. Watkins	18 Shirleen Drive	0.68966
George C. Bozenhard, III and Dianne M. Bozenhard, husband and wife	419	317/24	George C. Bozenhard, III and Dianne M. Bozenhard, husband and wife	19 Shirleen Drive	0.68966
Agnes I. Werle	412	318/53	Agnes I. Werle	20 Shirleen Drive	0.68966
Deborah Fasciano, Trustee of the Kenneth and Jane Mattle Trust U/A Dated September 11, 2009	418	317/100	Deborah Fasciano, Trustee of the Kenneth and Jane Mattle Trust U/A Dated September 11, 2009	21 Shirleen Drive	0.68966
Rita Fackelman (life-use interest) and William H. Fackelman (remainderperson)	413	320/57	Rita Fackelman (life-use interest) and William H. Fackelman (remainderperson)	22 Shirleen Drive	0.68966
Donald A. Richardson and Joyce Richardson	417	322/14	Donald A. Richardson and Joyce Richardson	23 Shirleen Drive	0.68966
Carol L. Howie, an undivided three-eighths (3/8) interest as tenant in common in the remainder, Sheryl L. Benvenuti, an undivided three-eighths (3/8) interest as tenant in common in the remainder, Frederick Lloyd, an undivided one twelfth (1/12) interest as tenant in common in the remainder, George Lloyd, an undivided one twelfth (1/12) interest as tenant in common in the remainder Matthew Lloyd, an undivided one twelfth (1/12) interest as tenant in common in the remainder	414	321/15	Carol L. Howie, an undivided three-eighths (3/8) interest as tenant in common in the remainder, Sheryl L. Benvenuti, an undivided three-eighths (3/8) interest as tenant in common in the remainder, Frederick Lloyd, an undivided one twelfth (1/12) interest as tenant in common in the remainder, George Lloyd, an undivided one twelfth (1/12) interest as tenant in common in the remainder Matthew Lloyd, an undivided one twelfth (1/12) interest as tenant in common in the remainder	24 Shirleen Drive	0.68966
Eugene P. Siepka and Sandra A. Siepka	416	317/99	Eugene P. Siepka and Sandra A. Siepka	25 Shirleen Drive	0.68966
Donald H. Weis and Theresa Weis	415	321/51	Donald H. Weis and Theresa Weis	26 Shirleen Drive	0.68966
Ronald E. Pollet and Mary M. Pollet, husband and wife	601	337/69	Ronald E. Pollet and Mary M. Pollet, husband and wife	30 Shirleen Drive	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
Paul H. Hermance, Jr. and Jean A. Hermance	624	338/57	Paul H. Hermance, Jr. and Jean A. Hermance	31 Shirleen Drive	0.68966
Peter A. Pastecki and Kathleen Pastecki	602	337/82	Peter A. Pastecki and Kathleen Pastecki	32 Shirleen Drive	0.68966
Sciortino Developers LLC	623	337/24	Sciortino Developers LLC	33 Shirleen Drive	0.68966
John P. Frawley and Patricia Frawley, husband and wife	603	338/33	John P. Frawley and Patricia Frawley, husband and wife	34 Shirleen Drive	0.68966
Sciortino Developers LLC	622	337/24	Sciortino Developers LLC	35 Shirleen Drive	0.68966
Sciortino Developers LLC	604	337/24	Sciortino Developers LLC	36 Shirleen Drive	0.68966
Sciortino Developers LLC	621	337/24	Sciortino Developers LLC	37 Shirleen Drive	0.68966
Sciortino Developers LLC	605	337/24	Sciortino Developers LLC	38 Shirleen Drive	0.68966
Sciortino Developers LLC	606	337/24	Sciortino Developers LLC	40 Shirleen Drive	0.68966
Sciortino Developers LLC	620	337/24	Sciortino Developers LLC	41 Shirleen Drive	0.68966
Sciortino Developers LLC	607	337/24	Sciortino Developers LLC	42 Shirleen Drive	0.68966
Sciortino Developers LLC	619	337/24	Sciortino Developers LLC	43 Shirleen Drive	0.68966
Sciortino Developers LLC	608	337/24	Sciortino Developers LLC	44 Shirleen Drive	0.68966
Sciortino Developers LLC	618	337/24	Sciortino Developers LLC	47 Shirleen Drive	0.68966
Sciortino Developers LLC	609	337/24	Sciortino Developers LLC	48 Shirleen Drive	0.68966
Sciortino Developers LLC	617	337/24	Sciortino Developers LLC	49 Shirleen Drive	0.68966
Sciortino Developers LLC	610	337/24	Sciortino Developers LLC	50 Shirleen Drive	0.68966
Sciortino Developers LLC	616	337/24	Sciortino Developers LLC	51 Shirleen Drive	0.68966
Sciortino Developers LLC	611	337/24	Sciortino Developers LLC	52 Shirleen Drive	0.68966
Sciortino Developers LLC	615	337/24	Sciortino Developers LLC	53 Shirleen Drive	0.68966
Sciortino Developers LLC	612	337/24	Sciortino Developers LLC	54 Shirleen Drive	0.68966
Sciortino Developers LLC	613	337/24	Sciortino Developers LLC	56 Shirleen Drive	0.68966
Sciortino Developers LLC	614	337/24	Sciortino Developers LLC	58 Shirleen Drive	0.68966
Sharon W. Shaw	105	312/50	Sharon W. Shaw	1 Stothard Drive	0.68966
Barbara J. Frielinghaus	120	309/96	Barbara J. Frielinghaus	2 Stothard Drive	0.68966
John P. Kryk and Elizabeth Kryk, husband and wife	106	311/13	John P. Kryk and Elizabeth Kryk, husband and wife	3 Stothard Drive	0.68966
Roger J. Dills and Eunice K. Dills, Husband and Wife	119	309/95	Roger J. Dills and Eunice K. Dills, Husband and Wife	4 Stothard Drive	0.68966
Robert Rogers and Barbara Rogers, as husband and wife	107	304/58	Robert Rogers and Barbara Rogers, as husband and wife	5 Stothard Drive	0.68966
Kenneth A. Rhodey, Jr.	118	301/74	Kenneth A. Rhodey, Jr.	6 Stothard Drive	0.68966
Jean E. Jay	108	305/29	Jean E. Jay	7 Stothard Drive	0.68966
Norman R. Rendsland and Marilyn Rendsland, as husband and wife	117	300/71	Norman R. Rendsland and Marilyn Rendsland, as husband and wife	8 Stothard Drive	0.68966
Caesar J. Delorenzo and Jean A. Delorenzo, Husband and Wife	109	308/70	Caesar J. Delorenzo and Jean A. Delorenzo, Husband and Wife	9 Stothard Drive	0.68966
Carol M. Despos	116	308/75	Carol M. Despos	10 Stothard Drive	0.68966
Estelle S. Gehan	110	307/3	Estelle S. Gehan	11 Stothard Drive	0.68966
Edward Weit	111	310/70	Edward Weit	13 Stothard Drive	0.68966
Dorothy L. Swingle	225	309/45	Dorothy L. Swingle	15 Stothard Drive	0.68966

LOT OWNERS	PRIOR TO CONVERSION LOT NO. *	MAP LIBER/ PAGE	UNIT OWNERS	AFTER CONVERSION UNIT DESIGNATION	PERCENTAGE INTEREST IN COMMON ELEMENTS
Willis C. Bruton and Delores R. Bruton, his wife	226	307/67	Willis C. Bruton and Delores R. Bruton, his wife	16 Stothard Drive	0.68966
John J. Huurman and Susan A. Huurman, his wife	227	309/5	John J. Huurman and Susan A. Huurman, his wife	18 Stothard Drive	0.68966
Thomas P. Brady and Genevieve T. Brady, Husband and Wife	223	310/54 326/18	Thomas P. Brady and Genevieve T. Brady, Husband and Wife	19 Stothard Drive	0.68966
Joseph M. Manning and Janice K. Manning, his wife	228	306/22	Joseph M. Manning and Janice K. Manning, his wife	20 Stothard Drive	0.68966
Donna M. Bennett	222	310/72	Donna M. Bennett	21 Stothard Drive	0.68966
Charlotte J. Pestke	229	306/19	Charlotte J. Pestke	22 Stothard Drive	0.68966
Thomas E. Scheg and Wendy H. Scheg, his wife	230	305/65	Thomas E. Scheg and Wendy H. Scheg, his wife	24 Stothard Drive	0.68966
Shirley Gauthier	231	306/46	Shirley Gauthier	26 Stothard Drive	0.68966

Property Description
Unionville Station Condominium

ALL THAT TRACT OR PARCEL OF LAND, with the improvements therein contained, situate and being a part of a condominium in the Village of Hilton, Town of Parma, County of Monroe and State of New York, being a part of Lot No. 2, South Section of the Braddocks Bay Township, known as UNIONVILLE STATION CONDOMINIUM (the "Condominium") and designated as the following unit (the "Unit") together with an undivided interest in the common elements of the Condominium (the "Common Elements") described below, as the same is described and defined in the Conveyances and Condominium Declaration recorded in the Monroe County Clerk's Office on October 26, 2010 in Liber 10935 of Deeds, page 38 (the "Declaration"):

Unit No. **(enter street number and street name here)** together with a 0.68966% undivided interest in the Common Elements.

The premises herein conveyed being a part of the real property described in the Declaration establishing the Unionville Station Condominium pursuant to Article 9-B of the New York Real Property Law.

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with and subject to the provisions, benefits, rights, privileges, easements, burdens, covenants and restrictions of the Declaration and of the By-Laws of the Condominium recorded simultaneously with and as a part of the Declaration as the same may be amended from time to time by instruments recorded in the Office of the Clerk of the Monroe County, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

Together with the benefits and subject to the burdens of other easements, agreements, rights of way and restrictive covenants of record, if any.

Delete these four lines before including in deed.

This file is available as a word .docx from the Secretary

NOTE: Unit No. example: Unit No. 4 Shirleen Drive or Unit No. 23 Leith Lane, etc., from Schedule E of the Conveyances and Declaration

SCHEDULE G

**BY-LAWS
OF
UNIONVILLE STATION CONDOMINIUM**

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**BY-LAWS OF
UNIONVILLE STATION CONDOMINIUM**

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SCHEDULE A - RULES AND REGULATIONS

**BY-LAWS OF
UNIONVILLE STATION CONDOMINIUM**

ARTICLE I

PLAN OF UNIT OWNERSHIP

1.01. Definitions.

“Board of Managers” shall mean and refer to that body of individual elected or appointed pursuant to these By-Laws to administer the operation and maintenance of the Condominium Property.

“Building” shall mean and refer to a Unit.

“Condominium” shall mean and refer to Unionville Station Condominium.

“Consent of Eligible Mortgage Holders” shall mean and refer to actual written consent received from ~~the Eligible Mortgage Holder or the failure of the Eligible Mortgage Holder to object in writing to the giving of such consent within 30 days after receipt of the request for such consent.~~

“Declaration” shall mean and refer the Declaration of Condominium which will be recorded in the Monroe County Clerk’s Office and pursuant to which the Property will be subjected to the provisions of Article 9-B of the Real Property Law of the State of New York.

“Eligible Mortgage Holder” shall mean and refer to the holder of a first mortgage on a Unit who has requested the Board of Managers to notify them on any proposed action or any proposed modification, alternation, amendment or addition to the legal documents of the Condominium which requires the consent of mortgagees or Eligible Mortgage Holders.

“Garage” shall mean and refer to that attached portion of a Unit designated in the Declaration which may be used to park a motor vehicle or for storage.

“Owner” shall mean and refer to the record owner of a Unit in the Condominium.

“Property” shall mean and refer to the land and all improvements thereon (including the Units and the common elements), owned in fee simple absolute, and all easements, rights and appurtenances belonging thereto, and all other property, personal or mixed, intended for use in connection therewith, all of which are intended to be submitted to the provisions of said Article 9-B of the Real Property Law of the State of New York.

“Recording Office” shall mean and refer to the Monroe County Clerk’s Office.

“Rules and Regulations” shall mean and refer to those guidelines relating to the use of the Property as the same may be amended from time to time by the Board of Managers.

“Unit” shall mean and refer to the Building, designed for separate occupancy as a dwelling by an individual or group of individuals.

1.02. Unit Ownership. The land described in Schedule A of the Declaration recorded or to be recorded in the Recording Office and the appurtenances thereof, including the buildings and other improvements constructed on said land (hereinafter collectively called the “Property”), has been submitted to the provisions of Article 9-B of the Real Property Law of the State of New York by the Declaration and shall be known as the “Unionville Station Condominium” (hereinafter called the “Condominium”).

1.03. Applicability of By-Laws. The provisions of these By-Laws are applicable to the Condominium Property as described in the Declaration and to the use and occupancy thereof.

1.04. Personal Application. All present and future Unit Owners and mortgagees, lessees, and occupants of Units and their employees, and any other persons who may use the facilities of the Property in any manner are subject to these By-Laws, the Declaration and the Rules and Regulations.

The acceptance of a deed or conveyance or the entering into of a lease or the act of occupancy of a Unit shall constitute an agreement that these By-Laws, the Rules and Regulations and the provisions of the Declaration, as they may be amended from time to time, are accepted, ratified and will be complied with.

ARTICLE II

UNIT OWNERS-VOTING RIGHT AND MEETINGS

2.01. Voting. For all voting purposes except for amendment to these By-Laws as provided below, each Owner of a Unit (including the Board of Managers if the Board of Managers shall then own or hold title to one or more Units) shall be entitled to cast one vote at all meetings of Unit Owners for each Unit owned by such Unit Owner, but the Board of Managers shall not cast any of its votes (for a Unit it may own) for the election of any member to the Board of Managers. If a Unit is owned by more than one person, as joint tenants, tenants by the entirety or as tenants in common, the persons owning such Unit shall reach agreement as to the matter voted upon and cast their one vote for their Unit. A fiduciary shall be the voting member with respect to any Unit owned in a fiduciary capacity. If a Unit is occupied by someone with a life estate in such Unit, such life estate tenant shall be entitled to exercise the vote with respect to such Unit if the Board of Managers has been notified in writing by the Owner of the Unit that such life estate tenant may exercise such right to vote.

2.02. Right to Vote. At any meeting of the Unit Owners, every Unit Owner having the right to vote shall be entitled to vote in person or by proxy. Such proxy shall only be valid for such meeting or subsequent adjourned meetings thereof.

2.03. Proxies. All proxies shall be in writing and shall be filed with the Secretary prior to the meeting at which the same are to be used. A notation of such proxies shall be made in the minutes of the meeting.

2.04. Annual Meetings. Annual meetings of the Unit Owners shall be held preferably in May, or on such other date and at such other time and at such place convenient to the Unit Owners as shall be designated by the Board of Managers. At such meetings the Board of Managers shall be elected by ballot of the Unit Owners in accordance with the requirements of Section 3.04 of these By-Laws. All members of the Board of Managers shall serve for the terms prescribed by these By-Laws. The Unit Owners may transact such other business at such annual meeting as may properly come before them.

2.05. Place of Meetings. Meetings of the Unit Owners shall be held at a suitable place convenient to the Unit Owners as may be designated by the Board of Managers, within Monroe County.

2.06. Special Meetings. It shall be the duty of the President to call a special meeting of the Unit Owners if so directed by three (3) Board Members or upon a petition signed and presented to the Secretary by Owners of not less than 25% in number of the Unit Owners. The notice of any special meeting shall state the time and place of such meeting and purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

2.07. Notice of Meetings. It shall be the duty of the Secretary to e-mail or mail by first-class postage a notice of each annual or special meeting of the Unit Owners at least 10 but not more than 30 days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Unit Owner of record, at the residence address of the Unit Owners or e-mail address, as shown on the records of the Condominium or at such other address as such Unit Owner shall have designated by notice in writing to the Secretary, and to all mortgagees of Units who have requested the same. The mailing of a notice of meeting in the manner provided in this Section shall be considered service of notice.

2.08. Waiver and Consent. Whenever the vote of the Unit Owners at a meeting is required or permitted by any provision of the Declaration, statutes or of these By-Laws to be taken in connection with any action of the Condominium, the meeting and vote of Unit Owners may be dispensed with if all Unit Owners who would have been entitled to vote upon the action if such meeting were held, shall consent in writing to such action being taken.

2.09. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of Unit Owners having one-half (1/2) of the total authorized votes of all Unit Owners shall constitute a quorum at all meetings of the Unit Owners. If any meeting of Unit Owners cannot be held because a quorum has not attended, a majority in common interest of the Unit Owners who are present at such meeting, either in person or by proxy, may, without notice other than announcement to those physically present, adjourn the meeting to a time not less than 48 hours from the time the original meeting was called, and from time to time thereafter, until a quorum shall be present or represented. The quorum required for each reconvened meeting shall be one-half (1/2) of the quorum required for the previous meeting provided, however, that the quorum in no event shall be less than 10% of the total authorized votes of all Unit Owners.

2.10. Majority Vote. The vote of a majority of Unit Owners at a meeting at which a quorum shall be present shall be binding upon all Unit Owners for all purposes except where in the Declaration or these By-Laws or by law, a higher percentage vote is required. The term “majority of Unit Owners” shall mean those Unit Owners having more than 50% of the total authorized votes of all Unit Owners present in person or by proxy and voting at any meeting of the Unit Owners, determined in accordance with the provisions of Section 2.01 of these By-Laws.

2.11. Inspectors of Election. The Board of Managers in advance of any meeting of Unit Owners, may appoint two (2) or more persons, who need not be Unit Owners, to act as inspectors of election at such meeting or any adjournment thereof. If inspectors of election are not so appointed prior to the meeting, the person presiding at such meeting may, and on the request of any Unit Owner entitled to vote thereat shall, appoint two (2) or more inspectors of election. In case any person appointed fails to appear or act, the vacancy may be filled in advance of the meeting by the Board of Managers or at the meeting by the person presiding thereat.

The inspectors of election shall (1) determine the Unit Owners entitled to vote at the meeting; (2) determine the existence of a quorum and the validity and effect of proxies; (3) receive ballots or determine votes or consents; (4) hear and determine any challenges or questions arising in connection with any Unit Owner’s right to vote; (5) count and tabulate all votes, ballots or consents and determine the result thereof, and (6) do such other acts as may be proper to conduct an election or vote with fairness to all Unit Owners.

2.12. Order of Business at Meetings. The order of business at all meetings of the Unit Owners shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meetings.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Report of Board of Managers.
- (f) Reports of committees.
- (g) Election of Inspectors of Election (when so required).
- (h) Election of members of the Board of Managers (when so required).

- (i) Unfinished business.
- (j) New business.

ARTICLE III

BOARD OF MANAGERS

3.01. Number and Qualification. The affairs of the Condominium shall be governed by a Board of Managers. The Board of Managers shall consist of not less than five (5) nor more than nine (9) persons, all of whom shall be Owners or mortgagees of Units or the life tenants of a Unit who reside in the Unit or, in the case of partnership Owners or mortgagees, shall be members or employees of such partnership, or, in the case of corporate Owners or mortgagees, shall be officers, directors, shareholders, employees or agents of such corporations or, in the case of fiduciary Owners or mortgagees, shall be the fiduciaries or officers, agents or employees of such fiduciaries. Only one (1) Owner of a Unit may serve as a Board Member or officer or both at one (1) time.

3.02. Powers and Duties. The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Condominium and may do all such acts and things except as by law or by the Declaration or by these By-Laws may not be delegated to the Board of Managers by the Unit Owners. Such powers and duties of the Board of Managers shall include, but shall not be limited to, the following:

- a. Determination and levying of annual assessments (“common charges”) payable in monthly installments to cover the cost of common expenses required for the affairs of the Condominium, including without limitation, the operation and maintenance of the Property. The Board of Managers may increase the annual assessments or vote a special assessment in excess of that amount, if required, to meet any additional necessary expenses, but said increases can only be assessed among the Unit Owners pro rata according to their respective common interest.
- b. Collection, use and expending the assessments collected to maintain, care for and preserve the common elements.
- c. Operation, care, upkeep and maintenance of the common elements.
- d. Purchasing or leasing or otherwise acquiring in the name of the Board of Managers, or its designee, corporate or otherwise, on behalf of all Unit Owners, Units offered for sale or lease or surrendered by their Owners to the Board of Managers.
- e. Obtaining and maintaining insurance for the Property, pursuant to the provisions of Section 7.02 hereof.

- f. Purchasing of Units at foreclosure or other judicial sales in the name of the Board of Managers, or its designee, corporate or otherwise, on behalf of all Unit Owners.
- g. Selling, leasing, mortgaging, repairing, maintaining, voting the votes appurtenant to (other than the election of members of the Board of Managers), or otherwise dealing with Units acquired by, and subleasing Units leased by, the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners.
- h. Suspend the right to the use of the Common Area except for ingress and egress to the Unit Owner's home, during any period in which such Unit Owner shall be in default in the payment of any assessment levied by the Condominium. Such rights may also be suspended after a notice and Hearing for a period not to exceed 60 days for an infraction of published rules and regulations;
- i. Bringing and defending actions against Unit Owner(s) which are pertinent to the operation of the Condominium, and bringing actions on behalf of Unit Owners as provided for in Section 339-dd of the Real Property Law or in the Condominium Declaration.
- j. Borrowing money on behalf of the Condominium when required in connection with the operation, care, upkeep and maintenance of the common elements, provided, however that (i) the consent of at least 67% in number and in common interest of all Unit Owners, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these By-Laws, shall be required for the borrowing of any sum in excess of 5% of the amount of the then current annual budget of the Condominium and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the common elements without the consent of the Unit Owner.

If any sum borrowed by the Board of Managers on behalf of the Condominium pursuant to the authority contained in this paragraph (j) is not repaid by the Board, a Unit Owner who pays to the creditor such proportion thereof as such Owner's interest in the common elements bears to the interest of all the Unit Owners in the common elements shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against the Unit Owner's Unit.

- k. Adoption and amendment of reasonable rules and regulations covering the details of operation and use of the Property. Such rules and regulations and amendments shall be binding upon the Unit Owner when the Board of Managers has approved them in writing. A copy of such

Rules and Regulations and all amendments shall be delivered to each Unit; any Unit Owner may make suggestions to the Board. Suggestions to consider changes to any of the Rules and Regulations of the Association must be submitted in writing and signed by 20% of the current Unit Owners' households. All proposed changes to the Rules and Regulations shall be communicated to all Unit Owners at least 10 days prior to the time the Board is to vote on such changes. A Special Meeting of the Unit Owners to discuss such changes to the Rules and Regulations in advance of the Board vote may be requested in writing to the Board and signed by 25% of the current Unit Owners households. A simple majority of the entire Board of Managers is required to approve such changes to the Rules and Regulations provided the quorum is met.

- l. Collection of delinquent assessments by suit or otherwise, abatement of nuisances and the enjoinder and/or seeking of damages from the Unit Owners for violations of the rules and regulations referred to herein.
- m. Employing and terminating the employment of employees and independent contractors, purchasing supplies and equipment, entering into contracts and generally having the powers of manager in connection with the matters hereinabove set forth.
- n. Establishing of reserves for the repair and replacement of the common elements. The amount of such reserves shall be as the Board of Managers deems to be appropriate, shall be adequate to fund the projected cost of such repairs and replacements and shall be sufficient to meet the reasonable requirements of existing or proposed lenders, holders and insurers of first mortgages on the Units.
- o. Complying with any change in New York law as it may affect the Condominium.
- p. Assigning, in its discretion, the use of mailboxes and, as it deems appropriate or necessary, the use of parking spaces.
- q. Granting, with or without consideration, easements, rights of way or licenses for utilities or other similar services (e.g., cable television) across the common elements, and for the placement of air conditioner compressors on the common elements.
- r. Reviewing and rendering decisions on the applications submitted pursuant to Article VII of the Declaration for proposed alterations of the Units or common elements.

- s. Add or remove individuals from having internet access to Condominium bank accounts. The Secretary shall notify the Bank, in writing, when individuals are either given access or when access is terminated.
- t. Cause a financial statement for the Condominium to be prepared by the Condominium's independent public accountant following the end of each fiscal year.
- u. Cause the Condominium to meet the requirements to be classified as housing intended and operated for occupancy by persons 55 years of age or older set forth in the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), as amended, 42 U.S.C. §§3601-3619, 3631, as may be amended from time to time (the "Fair Housing Act").

3.03. Committees Acting on Behalf of Board of Managers. The Board may appoint such standing and ad hoc committees as deemed necessary to fulfill the responsibilities of the Association. Committee members may consist of members of the Board or voting members of the Association. Examples of such committees that the Board may appoint are:

- 1. Nominating Committee
- 2. Social Committee
- 3. By-Laws and Standards Committee
- 4. Lawn and Landscape Contracting Committee
- 5. Snow Plowing and Driveway Contracting Committee
- 6. Town and Village Legislative Committee

As committees are appointed, the duties, membership and leadership of each committee will be defined by the Board.

3.04. Nomination, Election and Term of Office. Nominations for election to the Board of Managers may be made if so appointed by the Board of Managers, by a Nominating Committee which shall consist of two (2) or more Unit Owners. Members of the Nominating Committee shall serve only to make the nominations for members of the Board of Managers to be elected at that meeting and shall make as many nominations for election to the Board of Managers as it shall, in its sole discretion, determine but not less than the number of vacancies as are to be filled.

The term of office of members of the Board of Managers shall be three (3) years or such longer term until their successors are elected, except that at each election of members of the Board of Managers, approximately one-third of the Managers shall be elected for a term of three (3) years, so as to effectuate "staggered terms".

The initial Board of Managers shall be the individuals listed below, each of whom shall serve until their successors are elected:

Shannon Zabelny
Thomas Calmes
Gary Oakden
Michael Spoonhower
Lenny Parzynski
Alex Pirnie

Tie votes shall be decided by a runoff election unless the parties tying agree to a drawing of lots. Voting shall be by secret ballot which shall:

- a. set forth the number of vacancies to be filled.
- b. set forth the names of those nominated by the Nominating Committee to fill such vacancies.

3.05. Removal of Members of the Board of Managers. Subject to the limitations set forth below, at any regular or special meeting of Unit Owners, any one or more of the members of the Board of Managers elected by the Unit Owners may be removed with or without cause by a majority of the Unit Owners and a successor may then and there or thereafter be elected to fill the vacancy thus created. Any member of the Board of Managers whose removal has been proposed by the Unit Owners shall be given an opportunity to be heard at the meeting.

3.06. Resignation of Members of the Board of Managers. A member of the Board of Managers may resign at any time by giving written notice to the Board of Managers, or to the President or Secretary of the Board of Managers. Unless otherwise specified in the letter of resignation, the resignation shall take effect immediately upon receipt thereof by the Board, President or Secretary as the case may be, and acceptance of the resignation shall not be necessary to make it effective.

3.07. Vacancies. Vacancies in the Board of Managers caused by any reason other than the removal of a member thereof by a vote of the Unit Owners, may be filled by vote of a majority of the remaining members at a special meeting of the Board of Managers held for that purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum, and each person so elected shall be a member of the Board of Managers until the next annual meeting of the Unit Owners or until a successor is elected.

3.08. Meetings. Organizational, regular and special meetings of the Board of Managers shall be held as follows:

- a. Organizational Meeting. The first meeting of each newly elected Board of Managers shall be held immediately upon adjournment of the meeting at which they were elected, provided a quorum shall then be present, or as soon thereafter at such date, time and place, as may be practicable.

- b. Regular Meetings. Regular meetings of the Board of Managers may be held at such time and place as shall be determined from time to time by a majority of the members of the Board of Managers, but at least four (4) such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Managers shall be given to each member of the Board of Managers personally, by mail or by e-mail, at least 10 days prior to the day set for such meeting.
- c. Special Meetings. Special meetings of the Board of Managers may be called by the President on three (3) days' notice to each member of the Board of Managers either personally or by mail or e-mail, which notice shall state the time, place and purpose of the meeting. Special meetings shall be called by the President or Secretary in a like manner and on like notice on the written request of at least three (3) members of the Board of Managers.

Any member of the Board of Managers may at any time waive notice of any meeting of the Board of Managers in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Managers at any meeting of the Board shall constitute a waiver of notice by such member of the time and place thereof. If all the members of the Board of Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

3.09. Quorum of Board of Managers. A majority of the entire Board shall be necessary to constitute a quorum for the transaction of business at each meeting of the Board. No motion shall pass with less than a majority of the entire Board in favor. Also, if at any meeting there be less than a quorum present, a majority of those present may adjourn the meeting from time to time without notice other than by announcement at the meeting, until a quorum shall attend.

3.10. No Compensation. No member of the Board of Managers shall receive any compensation from the Condominium for acting as such.

3.11. Liability of the Board of Managers. The members of the Board of Managers shall not be liable to the Unit Owners for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The Unit Owners shall indemnify and hold harmless each of the members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Condominium unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these By-Laws. It is intended that the members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Condominium. It is also intended that the liability of any Unit Owner arising out of any contract made by the Board of Managers or out of the aforesaid indemnity in favor of the members of the Board of Managers shall be limited to such proportion of the total liability thereunder as his interest in the common elements bears to the interests of all the Unit Owners in the common elements. Every agreement made by the Board of Managers or by a managing

agent or manager, on behalf of the Condominium, shall provide that the members of the Board of Managers, or the managing agent or the manager, as the case may be, are acting only as agents for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners), and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as such Unit Owner's interest in the common elements bears to the interest of all Unit Owners in the common elements.

3.12. Managing Agent and Manager. The Board of Managers may employ for the Condominium a managing agent and/or a manager at a compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize.

Any decision to discontinue such independent and professional management and establish self-management for those duties and services previously delegated to said managing agent and/or manager shall require (i) the prior written consent of 67% of all Unit Owners in number and in common interest voting in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all Unit Owners at least 30 days in advance and shall set forth the purpose of said meeting and (ii) the Consent of Eligible Mortgage Holders of 51% or more of the Units subject to mortgages held by Eligible Mortgage Holders.

3.13. Personal Attendance by Conference Call. Any one or more members of the Board or any committee thereof may participate in a meeting of such Board or committee by means of a conference telephone call or video providing all members may hear each other at the same time. Participation by such means shall constitute presence in person at the meeting.

3.14. Action Without a Meeting. Any action required or permitted to be taken by the Board or any committee thereof at a duly held meeting may be taken without a meeting if all members of the Board or the committee consent in writing to the adoption of a resolution authorizing the action. Such resolution and the written consents thereto by the members of the Board or committee shall be filed with the minutes of the proceedings of the Board or committee.

ARTICLE IV

OFFICERS

4.01. Designation. The principal officers of the Condominium shall be the President, the Vice-President, the Secretary and the Treasurer, all of whom shall be elected by the Board of Managers. The Board of Managers may appoint an assistant treasurer, and assistant secretary, and such other officers as in its judgment may be necessary. The President and Vice President, but no other officer, must be a member of the Board of Managers.

4.02. Election and Appointment of Officers. The elective officers of the Condominium shall be elected annually by the Board of Managers at the organizational meeting of each new Board of Managers and shall hold office at the pleasure of the Board of Managers. Appointive officers shall be appointed at such time and shall hold their office for such terms as the Board of Managers shall determine from time to time.

4.03. Removal of Officers. Upon the affirmative vote of a majority of the members of the Board of Managers, any officer may be removed, either with or without cause, and a successor to such officer may be elected at any regular meeting of the Board of Managers, or at any special meeting of the Board of Managers called for such purpose.

4.04. President. The President shall be the chief executive officer of the Condominium. The President shall preside at all meetings of the Unit Owners and of the Board of Managers. The President shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the Business Corporation Law of the State of New York.

4.05. Vice-President. The Vice-President shall take the place of the President and perform his or her duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Managers shall appoint some other member of the Board of Managers to act in the place of the President on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon the Vice-President by the Board of Managers or by the President.

4.06. Secretary. The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Board of Managers; shall record all votes and the minutes of all proceedings in a book to be kept for that purpose; shall have charge of such books and papers as the Board of Managers may direct; shall give or cause to be given, notice of all meetings of Unit Owners and all special meetings of the Board of Managers; and shall, in general, perform all the duties incident to the office of secretary of a stock corporation organized under the Business Corporation Law of the State of New York.

4.07. Treasurer. The Treasurer shall have the responsibility for Condominium funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name of the Board of Managers, or the managing agent, in such depositories as may from time to time be designated by the Board of Managers, and shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized under the Business Corporation Law of the State of New York.

4.08. Agreements, Contracts, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium shall be executed by any two (2) officers of the Condominium or by such other person or persons as may be designated by the Board of Managers.

4.09. Compensation of Officers. No officer shall receive any compensation from the Condominium for acting as such.

ARTICLE V

COMMON CHARGES AND ASSESSMENTS- DETERMINATION, PAYMENT AND COLLECTION

5.01. Determination of Common Charges. The Board of Managers shall, from time to time, but at least annually, fix and determine the budget representing the sum or sums necessary and adequate for the continued operation of the Condominium and shall send a copy of the adopted budget to all Unit Owners at least 30 days prior to the beginning of the fiscal year. The Board of Managers shall send a copy of the budget as adopted and any supplement thereto to every Unit Owner and such Unit mortgagees as shall have requested the same. The Board of Managers shall determine the total amount required, including the operational items such as insurance, repairs, reserves, betterments, maintenance of the common elements and other operating expenses as well as charges to cover any deficits from prior years. The total annual requirements shall be assessed as a single equal sum against all completed Units, and the Sponsor shall be responsible to pay an assessment for one (1) Unit, whether completed or not. Said common charges or assessments shall be payable monthly in advance unless the Board of Managers establishes other periods for payment. Special assessments, should such be required, shall be levied and paid in such manner as the Board of Managers shall determine for each such special assessment.

Special assessments may be levied with the consent of two-thirds (2/3) of the Unit Owners.

5.02. Collection of Common Charges and Assessments. The liability of a Unit Owner for common charges is set forth in the Declaration. If a common charge or assessment or any installment thereof is not paid within 5 days after the due date, the Board of Managers may impose a late charge or charges on such amount or amounts as the Board of Managers deems reasonable not to exceed 10% of the amount of such overdue common charge or assessment or installment thereof, provided such late charges are equitably and uniformly applied.

If the common charge or assessment or installment thereof is not paid within 30 days after the due date (i) the common charge or assessment shall bear interest from the due date at such rate as may be fixed by the Board of Managers from time to time, such rate not to exceed the maximum rate of interest then permitted by law; (ii) the Board of Managers may accelerate the remaining installments, if any, of such common charges or assessments upon notice thereof to the Unit Owners which notice shall afford the Unit Owner not less than 10 days to pay such installments of common charges; and (iii) the Board of Managers may bring legal action against the Unit Owner personally obligated to pay the same or foreclose the lien on such Unit pursuant to, and in the manner provided by New York State Law. If the common charge or assessment or installment thereof is not paid within 60 days after the due date, the Board of Managers, if it has not previously done so, shall furnish prompt written notice of such delinquency, if requested, to any holder, insurer or guarantor of the mortgage on the Unit for which the payment of common charges or assessments is delinquent.

The cost of any such proceedings and other costs and expenses incurred in efforts to collect such past due common charges or assessments, including reasonable attorney's fees, shall be added to the amount of such common charge or assessment, accelerated installments, if any, late charges and interest. Any amounts collected on past due common charges or assessments shall be applied in the following order: attorney's fees, other costs of collection, interest, late charges, and then the common charges or assessments, beginning with the common charge or assessment past due for the longest period.

5.03. Rights and Obligations Regarding Foreclosure of Liens for Unpaid Common Charges. In any action brought by the Board of Managers to foreclose a lien on a Unit because of unpaid common charges, the Unit Owner shall be required to pay a reasonable rental for the use of his Unit and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. The Board of Managers, acting on behalf of all Unit Owners, shall have the power to purchase such Unit at the foreclosure sale and to acquire, hold, lease, mortgage, vote the votes appurtenant to, convey or otherwise deal with the Unit. A suit to recover a money judgment for unpaid common charges shall be maintainable without foreclosing or waiving the lien securing the same.

5.04. Statement of Common Charges. Upon the written request of a Unit Owner, lessee or mortgagee with respect to the Unit owned by such Owner, leased by such lessee or upon which such mortgagee holds a mortgage, or any prospective purchaser, lessee, mortgagee or title insurer of such Unit, the Board of Managers, the Manager or the managing agent, shall promptly furnish a certificate in writing setting forth with respect to such Unit as of the date of such certificate, (i) whether or not the common charges due have been paid, (ii) the amount of such common charges, including interest and costs, if any, due and payable, and (iii) whether any other amounts or charges are owing to the Condominium, i.e., for a special assessment for the cost of extinguishing a violation of the Declaration or rules and regulations. A reasonable charge, as determined by the Board of Managers, may be made for the issuance of this certificate. Any such certificate, when duly issued as herein provided, shall be conclusive and binding with regard to any matter therein stated as between the Board of Managers and any bona fide purchaser or lessee of, or lender on, or title insurer of, the Unit with respect to which the request was made.

5.05. Adjustment of Common Charges and Special Assessments on Transfer. Unless otherwise agreed upon between the parties to the transfer, upon the transfer of a Unit, common charges, and any special assessments which (i) may be payable in installments or (ii) are specifically applicable to a defined period of time which has not expired, shall be adjusted between the grantor and grantee, with the grantor being entitled to reimbursement from the grantee for the portion of any payment made by the grantor which is applicable to the remainder of the period in which the transfer occurred or to a subsequent period, and the grantee being entitled to a credit from the grantor for the portion of any unpaid payment assumed by the grantee which is applicable to the expired portion of the period in which the transfer occurred or to any prior period. Unless otherwise provided by the Board of Managers of the Condominium in the adoption, (i) a special assessment payable in installments shall be adjusted as if the installment payments apply to a period following the date due, the length of which shall be equal to the interim period between installment due dates and (ii) a special assessment payable in a single installment shall be the sole responsibility of the Owner of the Unit on the date which such assessment is initially due.

5.06. Resale Assessment. Upon any resale of a Unit, the Grantee (Purchaser) thereof shall pay to the Condominium a Resale Assessment which shall be one hundred (\$100.00) dollars. "Resale" as referred to herein shall not include any transfer by inheritance, devise or gift or any transfer by foreclosure, deed in lieu of foreclosure, or pursuant to a decree in bankruptcy. These funds are not to be used to offset assessments.

5.07. Operating Account. There shall be established and maintained a cash deposit account to be known as the “Operating Account”, into which shall be deposited the operation portion of all common charges and special assessments as fixed and determined for all Units. Disbursements from said account shall be for the general needs of the operation including, but not limited to wages, repairs, betterments, maintenance and other operating expenses of the common elements and for the purchase, lease, sale or other expenses resulting from the purchase or lease of Units. The bank in which such funds are deposited shall send copies of all statements directly to the Board of Managers or persons designated by the Board of Managers.

5.08. Reserve Accounts. The Board of Managers shall establish and maintain an adequate reserve account for the replacement of those common element improvements which the Board of Managers is obligated to maintain. Any reduction in such reserve account (or in any other reserve account for maintenance or repair of such improvements) to an amount which, if continued to be paid each year, would result in an accumulated total of less than the amount necessary to replace, repair or maintain, in accordance with the purpose of such reserve, at the projected time, those common improvements, requires the Consent of Eligible Mortgage Holders of 51% or more of the Units then subject to mortgages held by Eligible Mortgage Holders. Such reserve account shall be funded from common charges. Any funds collected or designated by the Board of Managers as reserves for the replacement of capital items shall be segregated from all other funds of the Condominium in one or more separate accounts. This shall not preclude the Board of Managers from segregating other portions of the Condominium funds in separate accounts for a specific purpose (e.g., reserves for non-capital items) or otherwise. If a separate bank account is established for these reserve funds, (i) at least two (2) members of the Board of Managers shall be required to sign any checks written on such account, (ii) no manager or managing agent shall have authority to draw checks on or to transfer funds from such account, and (iii) the bank in which such funds are deposited shall send copies of all statements directly to the Board of Managers, or persons designated by the Board of Managers.

(a) Annual Review & Revision. The Board of Managers shall review and revise a Reserve Study annually to reflect changes in costs, inflation and interest yield on invested funds. Component information shall be amended to reflect new information received, component additions or deletions. With this revised information, a new Reserve Study projection shall be generated and used in conjunction with the Annual Budget process.

(b) Reserve Account Funds. The Reserve Account shall have two major funds, a Contingency Fund and a Replacement Fund. In addition to common charges, the Contingency Fund is funded by the \$100 assessed as each Unit is initially sold by the Sponsor or later resold (By Laws § 5.06). The Replacement Fund is funded by common charges and shall include a “Percent Funded” factor (percent of actual reserve funds on hand versus the ideal of 100%). If Percent Funded balance is below 70%, the Board of Managers shall provide for a plan to systematically increase contributions to attain the 70% level without special assessments, if possible.

(c) Permitted Uses of Reserve Funds. The Contingency Fund is to be used only to cover unanticipated shortfalls in the annual Operating Budget. The Replacement Fund is

to be used only for the repair and replacement of the specific components identified in the Reserve Study.

(d) **Borrowing Reserve Funds.** Under special circumstances, like an unanticipated Operating Budget shortfall, or an emergency, the Board of Managers may borrow from reserve funds. In such cases, the Board of Managers shall adhere to a strict repayment plan that will replace borrowed reserve funds within 12 months.

(e) **Investing Reserve Funds.** In order to reduce the amount of member contributions, the Board of Managers shall invest reserve funds to generate interest revenue that will be added to the reserve account. Unless otherwise approved by the Unit Owners, all investments will be Federal Deposit Insurance Corporation (FDIC) insured or guaranteed by the United States Government. Investments should take into consideration the repair and replacement schedule so that there is no loss of interest for early withdrawal. The Board of Managers shall review the reserve fund investment plan at least annually to ensure that the funds are receiving competitive yields and make prudent adjustments as needed. The Board of Managers may hire an investment counselor to assist in formulating an investment plan.

5.09. **Other Accounts.** The Board of Managers shall maintain any other accounts it shall deem necessary to carry out its purposes.

ARTICLE VI

RECORDS AND AUDITS

6.01. **Records and Audits.** The Board of Managers or the managing agent shall keep detailed records of the actions of the Board of Managers and the managing agent, minutes of the meetings of the Board of Managers, minutes of the meetings of the Unit Owners, and financial records and books of account of the Condominium, among other things, shall contain the amount of each assessment of common charges against such Unit, the dates when installments are due, the amounts paid thereon, and the balance remaining unpaid.

6.02. **Annual Statement.** Within 120 days after the end of each fiscal year, a full and correct statement of the financial affairs of the Condominium, including a balance sheet and a financial statement of operation for the preceding fiscal year prepared and signed by a public or certified public accountant to the effect that the financial statement presents fairly the financial position of the Condominium and the results of its operations in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding period except as specified therein, shall be distributed to all Unit Owners and to all mortgagees of Units who have requested the same. Taking into consideration the cost of an audit vs. a review, the complexity and volume of the Condominium's financial affairs, and such other factors the Board of Managers deems relevant, the Board of Managers of the Condominium shall determine each year whether such statement shall be in the form of an audit or review, except that (i) an audit, at the expense of the Condominium shall be required if authorized in writing by at least two-thirds (2/3) of all Unit Owners or, if the Condominium is comprised of 50 or more Units, if the Holder, insurer or guarantor of any first mortgage that is secured by a Unit in the Condominium submits a written request for such an audit to the Board of Managers, and (ii) any Unit Owner or

mortgage holder shall be entitled to obtain an audited statement at such Unit Owner's or mortgagee's own expense.

6.03. Availability of Records and Legal Documents. The Board of Managers shall make available for inspection upon reasonable notice and during normal business hours, to existing and prospective purchasers, tenants, mortgagees, mortgage insurers and mortgage guarantors, current copies of the Condominium's Declaration, By-Laws, rules and regulations, budget, schedule of assessments and any other books, records and financial statements of the Condominium. The Board may furnish copies of such documents to such parties and may charge a reasonable fee to cover the cost of furnishing such copies.

ARTICLE VII

INSURANCE AND CASUALTY DAMAGE

7.01. Fire and Casualty Insurance. The Owners of each Unit in the Condominium must obtain and maintain in force and effect a policy of fire and other casualty insurance, in an amount, and with such coverage, as is acceptable to the Owner and any mortgagee, with coverage adequate to cover the full replacement cost of any repair or reconstruction work on the Buildings. An annual evaluation should be made by the Owner to determine the adequacy of the insurance. The premium for this fire and casualty insurance shall be billed to the Owner.

In the event of damage or destruction by fire or other casualty insured against to an Owner's Unit, the Owner or its mortgagee shall receive the proceeds of such insurance and shall promptly make the repairs or replacements to the Owner's Unit. The Owner shall, upon receipt of notification of the availability of insurance proceeds, repair or rebuild such damaged or destroyed portions of the exterior of the Owner's Unit in a good workmanlike manner substantially the same as the original plans and specifications of said home.

7.02. Liability Insurance. The Condominium shall obtain and keep in full force and effect a policy of general liability insurance on the Common Area. The premium for this insurance shall be billed to the Condominium and the cost thereof shall be included in the annual assessment to the Owners.

Each Owner should also maintain a policy covering the contents, personal property and liability for injury occasioned to persons on an Owner's property.

7.03. Directors' and Officers' Liability. Directors' and officers' liability insurance shall cover the "wrongful" acts of a member of the Board of Managers or officer of the Condominium. The policy shall be on a "claims made" basis so as to cover all prior officers and members of the Board of Managers, and any deductible provision shall apply only to each occurrence rather than to each item of damage. The policy shall provide for "participation" by the Condominium or by the members of the Board of Managers or officers of the Condominium only to the minimum extent permitted by law or applicable governmental regulations.

7.04. Fidelity Insurance. Fidelity insurance shall name the Condominium as obligee and shall cover all members of the Board of Managers, officers and employees of the Condominium and of the Condominium's managing agent, if any, who handle Condominium funds. The bond shall be in an amount not less than the estimated maximum amount of funds, including reserves, in the custody of the Condominium or managing agent at any given time, but in no event less than a sum equal to three (3) months' aggregate common charges on all Units, plus reserves. It shall contain waivers of any defense based upon the exclusion of persons who serve without compensation from any definition of "employee" or similar expression and shall provide that the bond shall not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least 30 days' prior written notice to the Board of Managers, Insurance Trustee, if any, and all institutional first mortgagees of Units as listed on the books and records of the Condominium.

7.05. Loss Assessment. If the Condominium receives a summons and complaint where the demand made in the complaint exceeds the face value of the Condominium's insurance coverage, the Board will immediately notify all Unit Owners, in writing, of the potential liability for a Loss Assessment. A Loss Assessment is when the Condominium's insurance does not cover the full cost of a judgment against the Condominium. Each Condominium's Unit Owner can then make their own personal insurance carrier aware of the action against the Condominium.

Should a final judgment against the Condominium result in a Loss Assessment, the Board will send a letter to every Unit Owner stating the cause of the assessment and the Unit Owner's portion of the assessment. Unit Owners would then have the following options to satisfy their share of the assessment:

(a) Unit Owners with a "Loss Assessment Endorsement" on their individual homeowners policy may contact their personal insurance carrier to cover their share of the assessment.

(b) Unit Owners may choose to pay their share of the assessment in full by any method they choose.

(c) the Condominium may take out a loan for those who cannot pay any other way and add it to the Unit Owner's monthly dues, with all the costs of the loan being borne only by those Unit Owners not paid in full.

ARTICLE VIII

SELLING, MORTGAGING AND LEASING UNITS

8.01. Selling and Leasing Units. No Unit Owner shall convey, mortgage, pledge, ~~sell or lease~~ such Owner's Unit unless and until all unpaid common charges assessed against such Unit shall have been paid to the Board of Managers. However, such unpaid common charges can be paid, at the time of closing, out of the proceeds of the sale of a Unit or by the grantee. Further, a Unit Owner may convey such Owner's Unit and the common interest appurtenant thereto to the Board of Managers on behalf of all Unit Owners free of any cost to the

Board or the Unit Owners and upon such conveyance such Unit Owner shall not be liable for any common charges thereafter accruing against such Unit. A sale or lease of any Unit in violation of this Section shall be voidable at the election of the Board of Managers.

Any lease or rental of a Unit shall be for a minimum of ~~six (6) months~~, shall be in such format and on such lease form, if any, as supplied by and approved from time to time by the Board of Managers of the Condominium, and shall provide for full compliance by the tenants with the Declaration, By-Laws and Rules and Regulations of the Condominium. ~~The Owner shall be responsible for violations by such Owner's tenant should a tenant be in violation thereof at any time, the Board of Managers of the Condominium may send the Owner of the Unit which said tenant occupies written notice of such violation by certified or registered mail, return receipt requested. If the violation is not cured or eviction proceedings commenced against the tenant within fourteen (14) days after the Owner has received notice of such violation, or if the eviction proceedings are not reasonably diligently pursued thereafter, the Board of Managers may pursue any remedies which it may have under the Declaration or these By-Laws.~~

The imposition of any additional restrictions on the right of a Unit Owner to sell or otherwise transfer, ~~lease or rent~~ such Owner's Unit shall require the consent of the Owners of 67% or more of the Units, in number and in common interest, and the Consent of Eligible Mortgage Holders of 51% or more of the Units then subject to mortgages held by Eligible Mortgage Holders.

The above provisions of this Section shall not apply to the acquisition or sale of a Unit by a mortgagee who shall acquire title to such Unit by foreclosure or by deed in lieu of foreclosure. Such provisions shall, however, apply to any purchaser from such mortgagee.

8.02. ~~Mortgaging of Units and Notice to Board of Managers.~~ Each Unit Owner shall have the right to mortgage such Owner's Unit without restriction. ~~Either the Unit Owner who mortgages the Unit or the mortgagee shall notify the Board of Managers in writing of the name and address of the mortgagee. The Board of Managers shall maintain such information in a book entitled "Mortgagees of Units."~~ No Unit Owner shall mortgage, pledge or hypothecate such Owner's Unit unless and until all unpaid common charges assessed against the Unit have been paid to the Board of Managers.

8.03. No Severance of Ownership. No Unit Owner shall execute any deed, mortgage or other instrument conveying or mortgaging title to such Owner's Unit without including therein the appurtenant common interests, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the appurtenant common interest of any Unit may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, transfer or other disposition of such part of the appurtenant common interests of all Units.

8.04. Gifts and Devises, etc. Any Unit Owner shall be free to convey or transfer such Owner's Unit by gift or to devise the Unit by will, or to pass the Unit by intestacy, without restriction.

8.05. Waiver of Right of Partition With Respect to Such Units as Are Acquired by the Board of Managers, or its Designee, on Behalf of All Unit Owners as Tenants in Common. In the event that a Unit shall be acquired by the Board of Managers, or its designee, on behalf of all Unit Owners as tenants in common, all such Owners shall be deemed to have waived all rights of partition with respect to such Unit and if the Board should so elect, the Unit Owner shall be deemed to have authorized and empowered the Board of Managers to institute legal proceedings to evict the purported tenant in the name of the said Unit Owner as the purported landlord.

ARTICLE IX

AMENDMENT

9.01. Amendments to By-Laws. Except as hereinafter provided otherwise, these By-Laws may be modified, altered, amended or added to at any duly called meeting of Unit Owners provided that:

- a. a notice of the meeting containing a full statement of the proposed modification, alteration, amendment or addition, and the canvass period, if any, for voting on the amendment, has been sent at least 30 and not more than 50 days prior to the date set for said meeting, to all Unit Owners and to all Eligible Mortgage Holders; and
- b. owners of 67% or more of the Units, in number and in common interest approve the change; and
- c. the consent of Eligible Mortgage Holders of 51% or more of the number of Residential Units subject to first mortgages held by Eligible Mortgage Holders; and
- d. the change is set forth as an amendment to the Declaration duly recorded in the Recording Office.

Notwithstanding the above, the Board of Managers, for a period of five (5) years from the date of recording of the Declaration, may make amendments to these By-Laws consistent with the current provisions of the Condominium Act, the Declaration and these By-Laws to correct omissions or errors, which amendments shall not adversely modify substantial rights of any Unit Owner or Eligible Mortgage Holder without the written permission of such Unit Owner or Eligible Mortgage Holder. Such amendments need only be signed by a majority of the Board of Directors.

ARTICLE X

MISCELLANEOUS

10.01. Notices. All notices hereunder shall be in writing and sent, unless otherwise specifically provided in the Declaration or in these By-Laws, by mail by depositing such notice in a post office or letter box in a postpaid sealed wrapper, addressed, if to go to the Board of Managers, at the office of the Board of Managers, and if to go to a Unit Owner or Unit Mortgagee, to the address of such Unit Owner or mortgagee at such address as appears on the books of the Condominium. Notwithstanding the above, all notices to Eligible Mortgage Holders shall be sent by certified or registered mail, return receipt requested, and if such notice includes a request for consent, shall include a statement that the failure to object to the requested consent within ~~30 days~~ shall be deemed a consent. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received. Whenever any notice is required to be given under the provisions of the Declaration, or of these By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

10.02. Conflicts; Compliance with Article 9-B. These By-Laws are set forth to comply with the requirements of Article 9-B of the Real Property Law of the State of New York. In case any of these By-Laws conflict with the provisions of said Statute or of the Declaration, the provisions of the Statute or of the Declaration, whichever the case may be, shall control.

10.03. No Waiver for Failure to Enforce. No restriction, condition, obligation or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.04. Gender. The use of the masculine gender in these By-Laws shall be deemed to include the masculine, feminine or neuter and the use of the singular shall be deemed to include the plural, whenever the context so requires.

10.05. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these By-Laws, or the intent of any provision thereof.

10.06. Severability. Should any part of these By-Laws be deemed void or become unenforceable at law or in equity, the validity, enforceability or effect of the balance of these By-Laws shall not be impaired or affected in any manner.

Unionville Station Condominium
P.O. BOX 26 – HILTON, NY 14468-0026

SCHEDULE A TO BY-LAWS
RULES AND REGULATIONS
UNIONVILLE STATION CONDOMINIUM

Introduction To Rules and Regulations

- I.** The basis for these Rules is provided for in the initial Offering Plan.
 - A. The Rules contained herein DO NOT preclude, replace or redefine those as referenced in the Condominium Declaration and By-Laws.
 - B. The purpose of these Rules is to make clear, qualify and/or supplement those referenced in the Condominium Declaration and By-Laws.
 - C. Any interpretation, clarification and/or question regarding these Rules, the Rules as referenced in the Condominium Declaration and By-Laws, or how they interface with each other should be directed in writing to the Condominium Board of Managers.

- II.** In the case of any conflict between Rules, the following hierarchy, with A being the highest, will always determine which Rule is the governing Rule:
 - A. The Condominium Declaration
 - B. The By-Laws
 - C. These Rules and Regulations

- III.** For clarification purposes Unionville Station Condominium may also be referred to as Condominium or USC throughout these Rules and Regulations.

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Inclusions:

- Do Not Prune Form
- Request for Approval Form
- Hold Harmless/Indemnification Form
- Insurance Requirements for Contractors
- Incident Report Process/Form

Glossary Of Terms For Rules

For an interpretation of any term herein or ruling on a term note contained herein, please contact the Condominium Board of Managers in writing.

ADDITION

(i.e.: sunroom, enclosed porch, partially enclosed porch, designed patio enclosure and the like as **interpreted and required by assessment rules and tax purposes of the Town of Parma Tax Assessor**) shall mean any addition to the original designed architecture added after the date of Purchase Closing of the original dwelling from the builder or previous owner which:

- A. Regardless of its foundation type, foundation manner or foundation make-up, is constructed of walls and roof as an enclosed, protected living space whether heated or not and which is permanently attached or, in any manner, affixed to the primary dwelling.....**OR**.....
- B. Any construction placed on perimeter footings typically of the type used to meet year-round building code requirements.

COMMON AREA

Shall mean all real property owned by the Condominium for the common use and enjoyment of the Owners. This includes everything outside the Unit.

DECK

A seasonal, stilted and/or peered floor, roofless and without walls, surface attached or unattached to the dwelling or its footprint and placed over Common Area.

DECORATIONS and ORNAMENTS

Decorations are usually affixed to the dwelling and ornaments are usually placed in shrub beds, on walkways, etc.

FREESTANDING FLAGPOLE

This references the Rule for Freestanding Flagpoles as it relates to location, size, installation, etc.

FOOTPRINT

The area of land directly under a Unit.

GARDEN FLAG

That of a size usually up to twelve inches (12”) by fifteen inches (15”) designed or intended to hang from a metal or like frame and stuck into the ground.

GRADE

The slope of the land around a Unit.

**GOOD TASTE,
GENERAL PUBLIC GOOD,
PUBLIC WELL BEING**

} Shall be left to the sole interpretation, judgment and majority vote of the Condominium's Board of Managers. In making its decision, the Board is encouraged to seek opinions from other Condominium Members and record these opinions as part of the voting minutes.

LANDSCAPING MAINTENANCE

All turf, shrub beds, shrubs and trees of the Common Area which are:

- A. Initially installed by the Developer/Builder as part of the residence contract with the Unit Owner or with the Condominium.
- B. Additionally established by the Condominium.
- C. Additionally established by the owner with Condominium approval.

MAILBOX

Mailboxes will originally be installed by the Condominium and the new Unit Owner will be billed for a proportionate share of the installation. The Condominium will be responsible for maintenance.

OBJECTIONABLE LIGHTS

Electrical or any other artificially produced lighting that imposes on a neighbors' right to privacy, annoyance or creates a safety hazard.

PATIO SURFACE

A specifically prepared recreational surface, without a permanent cover, attached or unattached to the dwelling or its footprint, placed on top of Common Area at grade level.

POLED FLAG OR BANNER

That of a size no larger than three feet (3') by five feet (5') designed or intended to be mounted on a pole, which is customarily mounted in a holder, affixed to a dwelling.

PUBLIC SIDEWALKS

Those specifically prepared surfaces running parallel with the Public Street and usually separated from the Public Street by a narrow strip of Condominium Common Area.

PUBLIC STREET

That specifically prepared surface usually bordered by a drainage culvert by which vehicular traffic is afforded access to and from driveways and which is maintained by the Village of Hilton.

Rules for Paying Monthly Assessment (Common Charges)
(a.k.a. Dues)

I. DEFINITIONS

- A. Monthly Assessments (Common Charges) and penalties are provided for in the Declaration and By-Laws.
- B. For an interpretation of any term herein or question of this Rule's intent, contact the Condominium's Board of Managers.

II. PAYMENT AMOUNT

- A. The monthly payment shall be the amount stated in the **NOTICE OF ASSESSMENT** provided to each Unit Owner by April 1st of each year. The payment should be made out to Unionville Station Condominium.

III. WHEN DUE

- A. A Monthly Assessment is due to be received **NO LATER** than the first (1st) day of each month.
- B. The Condominium shall not send bills or provide coupon books as reminders.

IV. PAYMENTS FOR MULTIPLE MONTHS

Payment of Monthly Assessments for multiple months in advance is allowed. Should the assessment rate change and you have paid ahead, you will be invoiced for the difference.

V. LATE MONTHLY ASSESSMENT

- A. If a Monthly Assessment is not received by the tenth (10th) day of the month:
 - 1. A \$35.00 **Late Penalty** shall be added to the Monthly Assessment amount.
 - 2. The Condominium's representative shall send an appropriate Late Notice to the delinquent member.

VI. ADDRESS FOR PAYMENT

- A. All mailed payments are to go to:
 - Unionville Station Condominium
 - c/o Crofton Perdue Associates, Inc.
 - 111 Marsh Road, Suite 1
 - Pittsford, NY 14534

VII. ACCOUNT NUMBER

- A. Your account number is your unit number. Your unit number is the same as your address, for example 8 Leith Lane or 17 Gursslin Lane. Be sure to use your unit number and not the example.
- B. Enter your unit number in the Memo field of your check, or for the account number of a Bill Pay service.

VIII. FURTHER FINES

- A. Monthly Assessments that are past due by more than 90 days shall cause the Condominium's Board of Managers to take appropriate action (i.e. Legal, Collection Agency, Lien Attachment, Foreclosure, etc.) to collect the fine. The Unit Owner will bear all cost.
- B. Monthly Assessments that are past due by more than 90 days shall cause the remaining Total Assessment for the fiscal year to become immediately due in full. If the delinquent payment includes the last month of the fiscal year, then the Total Assessment for the next fiscal year shall become immediately due in full.
- C. The penalties for delinquency or non-payment of Monthly Assessments are inherent to this RULE. Therefore, no further fines or penalties as provided under the Rules for Fines shall be applicable.

Rules for Fines

For infractions of Condominium Declaration, By-Laws and/or Rules and Regulations which are within the governing authority of the Condominium's Board of Managers, the following "due process" for assessing a Fine upon the offending member(s) shall apply: (The initial fine will be \$50.)

I. NOTIFICATION

- A. The Condominium's Board of Managers shall send a United States Post Office Certified Mail letter with Return Receipt Requested to the offending Condominium Unit Owner indicating:
1. The alleged infraction.
 2. The Declaration, By-Law and/or Rule and Regulation (and copy thereof) upon which the infraction is alleged.
 3. The amount of the Fine and how it is to be remitted to the Condominium.
 4. Instructions for Unit Owner recourse within 10 days of the date of the Condominium's Board of Managers letter.

The Unit Owner may either:

- a) Correct the infraction and comply with the rule and the fine will be dismissed, except infractions which are considered daily in nature (something the Unit Owner can easily change from being either in violation or not in violation) will have the fine dismissed only upon the very first occurrence. Repeated occurrences of infractions considered daily in nature will be fined on a per day basis with each documented violation.

OR

- b) Send a United States Post Office Certified Mail letter with Return Receipt Requested to the President of the Condominium's Board of Managers defining why an infraction has not been committed and/or the fine should not be levied.

OR

- c) Request a meeting with the Condominium's Board of Managers through the Board's President to express why the infraction has not been committed and/or the fine should not be levied.

II. RESOLUTION

- A. If the Unit Owner does not respond as provided in paragraph I.A.4 of this Rule, the Condominium's Board of Managers shall have no alternative but to conclude that the infraction was committed and the fine levied will be paid by the violating Unit Owner.
- B. If the Unit Owner responds in accordance with paragraph I.A.4, the Condominium's Board of Managers shall, at their convenience but not later than

30 calendar days after the date of the Unit Owner’s response, either review the letter received from the Unit Owner and/or meet with the Unit Owner as requested. After such review of the Unit Owner’s letter and/or meeting with the Unit Owner, the Condominium’s Board of Managers shall, in Executive Session and by a majority of the full Board of Managers, decide whether the Unit Owner’s appeal is persuasive or non-persuasive. Within 48 hours after their vote, the Condominium’s Board of Managers shall communicate the results to the Unit Owner by United States Post Office Certified Mail letter with Return Receipt Request.

III. FINES

- A. Any fine levied as a result of paragraph II.A of this Rule shall be due to the Condominium no later than 14 calendar days from the date of the Return Receipt Request from the originating Certified Mail letter to the Member.
- B. Any fine levied as a result of paragraph II.B of this Rule shall be due to the Condominium no later than 14 calendar days from the date of the Return Receipt Request of the Certified Mail letter to the Unit Owner notifying the Unit Owner of the Condominium’s Board of Managers voted decision.

IV. LATE PAYMENT FINES

- A. Fines that are past due beyond the 14th day shall be penalized as follows:
 A 1½ percent interest charge (18 percent per annum) shall be added for any unpaid balance of the fine amount. In addition, a 10 percent Service Fee will be added.

For example:

Fine.....	\$50.00
1½% interest.....	.75
10% service fee.....	<u>5.00</u>
TOTAL.....	<u>\$55.75</u>

- B. Fines that are past due by more than 30 days beyond the 14th day shall be doubled and compounded for each additional 30-day period they are past due.

For example, on a \$50.00 base fine:

<u>AFTER 30 DAYS</u>	<u>AFTER 60 DAYS</u>	<u>AFTER 90 DAYS</u>	<u>ETC.</u>
\$100.00*	\$200.00*	\$400.00*	etc.*

*plus interest of 1½% and 10% Service Fee

- C. Fines that are past due by more than 90 days shall cause the Condominium’s Board of Managers to take appropriate action (i.e. Legal, Collection Agency, Lien Attachment, Foreclosure, etc.) to collect the fine. The Unit Owner will bear all cost.

Rules For Adding A Deck Or Grade Patio Surface

I. DEFINITIONS

- A. Refer to the “Glossary of Terms” for an interpretation of COMMON AREA, DECK, FOOTPRINT, GRADE, and PATIO SURFACE.
- B. For an interpretation of any term herein or question of this Rule’s intent, contact the Condominium’s Board of Managers.

II. APPROVAL & CONSTRUCTION

- A. A Unit Owner shall be permitted to construct a deck on and over the Common Area of the Condominium in a location, manner to, and, ONLY, by abiding with the following:
 - 1. Before construction begins the owner must first submit a Request for Approval Form indicating the proposed location of the deck/patio on an instrument survey (Tape) map accompanied by a grade illustration to the Condominium’s Board of Managers for a written approval.
 - 2. **For Decks larger than 12’x16’: Before construction begins, the written approval from the Condominium’s Board of Managers must be presented at a regular meeting of the Village of Hilton Planning Board for their approval.**
 - 3. Before deck/patio construction begins, a proper Village of Hilton building permit is to be obtained by the Unit Owner and suitably posted at the construction location for code compliance inspection.
 - 4. Before deck/patio construction begins, provide to the Condominium’s Board of Managers a Contractor’s Certificate of Liability Insurance in the amount of one million dollars (\$1,000,000.00) covering this activity which will require utilitarian use of the Condominium’s Common Area. The Condominium must be named as an “Additionally Insured on a Primary and if available, Non-contributory Basis”. A copy of the policy endorsement is also required.
 - a. In lieu of Contractor’s Insurance, Unit Owners performing their own work, and any helper(s), must submit a fully executed “Hold Harmless Agreement” along with a copy of their Unit Owner’s insurance policy declarations page(s).
 - 5. No alteration, addition or modification to the as-built structure of the deck/patio may be made by the Unit Owner or the Unit Owner’s successor in interest without first obtaining the prior written approval of the Condominium’s Board of Managers, which may, in its discretion, require reasonable plans and specifications to be submitted for re-application for approval.
 - 6. The deck shall be constructed of wood or engineered plastic or engineered composition materials designed specifically for and/or suitable for decking. Except for pier sub-terrain footings, no concrete, concrete block, brick or similar like building materials may be used.

7. The deck shall be skirted with latticework or similar suitable aesthetic cover to conceal opening space between the grade and the deck floor except when a Unit has a walk-out basement, and then no skirting is necessary.
8. The skirting material shall be protected from damage by installing batter boards or a 6 inch to 12 inch wide border with a hard landscape edging and mulch. The purpose is to protect the skirting material from damage caused by, but not limited to, string trimmers and other lawn care equipment.
9. The Unit Owner, within 15 days of deck/patio completion and weather permitting, shall have all damaged Condominium Common Area affected by the construction activity, repaired to the standard and with similar materials of the current Condominium Landscape Maintenance Rules.
10. The Unit Owner agrees to be solely responsible for the maintenance, repair and upkeep of the deck/patio and the Condominium shall have absolutely no responsibility whatsoever with regard to the deck/patio. The deck/patio shall at all times be kept aesthetically pleasing, in good order and repair.
11. In the event the deck/patio is no longer in existence, there shall be no further right of the Unit Owner to construct a new deck/patio unless the procedure outlined in provisions 1, 2 and 3, of this section are followed.
12. The Deck or Patio Surface shall inure to the benefit of the Unit Owner, their successors and assigns and to the Condominium.

Rules For An Addition To A Unit

I. DEFINITIONS

- A. Refer to the “Glossary of Terms” for an interpretation of ADDITION, GRADE, FOOTPRINT, COMMON AREA and PUBLIC STREET.
- B. For an interpretation of any term herein or question of this Rule’s intent, contact the Condominium’s Board of Managers.

II. ADDITION APPROVAL and BEFORE CONSTRUCTION BEGINS

- A. A Unit Owner shall be permitted to have constructed an addition to the Unit in a location, manner to and, ONLY, abiding with the following:
 - 1. Unless required differently for health reasons, which must be supported by professional medical documentation, an addition may only be placed on the rear of a Unit.
 - 2. The Unit Owner submits to the Condominium’s Board of Managers a Request for Approval Form indicating a proposed location of the addition on an instrument (tape) map accompanied by architectural and grade drawings showing elevation perspectives as the addition relates to the Unit.
 - 3. Provide to the Condominium’s Board of Managers a Contractor’s Certificate of Liability Insurance in the amount of one million dollars (\$1,000,000.00) covering this activity which will require utilitarian use of the Condominium’s Common Area. The Condominium must be named as an “Additionally Insured on a Primary and if available, Non-contributory Basis”. A copy of the policy endorsement is also required.
 - a) In lieu of Contractor’s Insurance, Owners performing their own work, and any helper(s), must submit a fully executed “Hold Harmless Agreement” along with a copy of their Unit Owner’s insurance policy declarations page(s).
 - 4. Obtain a Village of Hilton and/or Town of Parma building permits and suitably post it at the construction location for code compliance inspection.

III. CONSTRUCTION

- A. The contractor must follow the exact plans as attached to the Condominium’s Board of Managers written approval.
- B. Any change from the originally approved plans must first be approved, in writing, by the Condominium’s Board of Managers before implementation.
- C. The contractor has 90 days, from initial delivery of materials, to finish all exterior work.
- D. Static construction activity including, but not limited to, excavation material, raw materials, waste materials, etc. of any sort should not be placed in such a position or manner that it can be seen from the public street when viewed from in front of the respective Unit, unless construction is being done in front of the Unit.
- E. The contractor shall be required to secure all materials from being inadvertently blown from the immediate construction site.

- F. The contractor shall be required to clean up and contain all waste materials at the completion of each day of construction.

IV. CONSTRUCTION COMPLETION

- A. The Unit Owner shall submit a copy of the Certificate of Occupancy to the Condominium's Board of Managers.
- B. The Unit Owner shall submit to the Condominium's Board of Managers an as-built survey showing the exact location of the completed addition.
- C. The Unit Owner shall have all damaged Condominium Common Area affected by the construction activity repaired to the Condominium's Landscaping standard. This repair must be made within 15 days of the issuance of the Certificate of Occupancy, weather permitting.

Rules For Decorations And Ornaments

I. DEFINITIONS

- A. Refer to the “Glossary of Terms” for an interpretation of COMMON AREA, DECORATIONS and ORNAMENTS, GARDEN FLAG, GENERAL PUBLIC GOOD, GOOD TASTE, POLED FLAG, and PUBLIC WELL BEING.
- B. For an interpretation of any term herein or question of this Rule’s intent, contact the Condominium’s Board of Managers.

II. GENERAL RULES

- A. The use of decorations/ornaments by Unit Owners, either placed in the Common Area shrub beds surrounding the exterior of a Unit or on the exterior of the Unit or on the interior of a Unit so placed as to be viewed from the exterior of the Unit, shall be allowed provided said displays are in good taste and carry no message that is contrary to accepted general public good and/or public well being.
- B. The decorations/ornaments will not be harmful to the environment.
- C. The decorations/ornaments will not be a safety hazard.
- D. Please be considerate of neighbors as to sound and lighting when planning the decorations.
- E. Poled flags are mounted to the Unit.
- F. All displays are to be in good taste and kept in good repair.
- G. The Unionville Station Condominium shall have no responsibility with regard to the installation, cost thereof or any maintenance of the decorations/ornaments.
- H. The Condominium Board of Managers may, at any time and with reason, require the Unit Owner to remove the decoration/ornament and that such removal and repair to the common area will be at the Unit Owner’s expense.
- I. The Condominium Board of Managers and any of its contractors are not responsible for any damage done to Unit Owner’s decorations/ornaments placed in Common Area shrub/tree bed(s).
- J. To place ornaments or decorations of any type on turf areas you must first get approval from the Condominium’s Board of Managers. (Must submit a Request for Approval Form.)

NOTE: The following types of decorations/ornaments are not allowed: Large silhouettes and Placards (i.e.: bent over fat ladies).

III. PATRIOTIC DISPLAYS

Displays of National patriotism are encouraged at all times of the year provided that proper etiquette for the use and display of National (United States of America) colors, flags and emblems is followed.

IV. SUPPORT OF ATHLETIC EVENTS

Displays that support the efforts, progress or any endeavors of local or professional sporting events and/or teams shall be limited to the day of play.

V. POLITICAL & POLITICAL CAMPAIGN SIGNS

Displays that support any political affiliation, political candidate or any politics or political endeavors in general shall not be allowed.

VI. SEASONAL & SPECIAL DAY DISPLAYS

Please use common sense as to initial installation and duration of the display.

Rules For Driveways

I. DEFINITIONS

For an interpretation of any term herein or question of this Rule's intent, contact the Condominium's Board of Managers.

II. DRIVEWAY RESPONSIBILITY

A. THE UNIT OWNER:

1. Shall not apply SEALER at any time.

B. THE CONDOMINIUM BOARD OF MANAGERS:

1. Shall be responsible for all maintenance or damage of any driveway.

Rules For Freestanding Flagpoles

I. DEFINITIONS

For an interpretation of any term herein or question of this Rule's intent, contact the Condominium Board of Managers.

II. APPROVAL PROCESS

All requests for a freestanding flagpole must first be approved by the Condominium Board of Managers by submitting a Request for Approval Form.

III. RULES

- A. Correct flag etiquette must be followed at all times.
- B. Only the USA flag may be flown on the flagpole or the USA flag and one other USA military flag.
- C. Damaged flags must be disposed of appropriately through a Veterans' Organization.
- D. The UNIT OWNER is responsible for cost, installation, materials, maintenance, repairs and ALL liability issues as it relates to the flagpole.
- E. There may be no sound annoyance emanating from the flagpole.
- F. If the Unit Owner chooses to have the flag lit, they are responsible for having the light shine only on the flag and not cause an annoyance to any other resident.
- G. Flagpoles exceeding three (3) degrees tilt are required to be straightened.

IV. LOCATION OF FLAG POLE

- A. The flagpole and light must be enclosed within the front shrub bed or in an approved gardening area to the front of the Unit.
- B. The flagpole must be in direct line-of-sight from the Unit Owner's front door.
- C. The flag must be able to fly freely.

V. SIZE

- A. Maximum flagpole height AFTER installation is not to exceed 16 feet including ornament.
- B. Flag size may not exceed three feet by five feet (3' x 5').

VI. INSTALLATION

- A. Flagpole and/or sleeve must be cemented into the ground per manufacturers recommendations.
- B. Unit Owner is responsible for obtaining a utility stakeout before starting installation. Phone 1-800-962-7962 for a free utility stakeout of all pipes and wires coming into the dwelling and their in-ground depth. All utility and service companies will automatically be notified.

Rules For Landscaping

I. DEFINITIONS

- A. Refer to the “Glossary of Terms” for an interpretation of COMMON AREA and LANDSCAPING MAINTENANCE.
- B. For an interpretation of any term herein or question of this Rule’s intent, contact the Condominium Board of Managers.

II. LANDSCAPING CARE & MAINTENANCE

- A. The Condominium, unless otherwise explicitly referenced below, shall have total landscape maintenance control and responsibility for all Common Areas to include:
 - 1. Turf cutting, trimming, trimming removal.
 - 2. Turf fertilization, weed control, insect control as they affect turf vegetation.
 - 3. Initial Developer/Builder and Condominium established shrub beds and shrubs including their weeding, mulching, fertilization and pruning.
 - 4. Initial Developer/Builder and Condominium established tree maintenance.
- B. Upon the “Closing” of a Unit by a resident, whether their occupancy of said Unit is immediate or not and until the Unit is sold to another party, Unit Owners shall, at their own cost, be continuously responsible to assist the Condominium by applying sufficient water to promote healthy vegetation growth and the effectiveness of Condominium applied fertilizer, insect and weed control, etc. to that Common area which:
 - 1. Is to the entire front and rear of their Unit including shrub and tree beds.
 - 2. Is at least one-half the distance between the Units to either side. (If there is no Unit to either side, then side-watering responsibility shall be limited to a distance of ten feet).

III. ALLOWED BY UNIT OWNERS (SEE EXCEPTIONS IN SECTION IV. A. 4.)

- A. Display flowers in hanging baskets or similar planters on their porch(s) and/or attached to their Unit (i.e.: window boxes).
- B. Display flowers in original Builder shrub or tree beds either in planters or in the ground.
- C. Establish or introduce into the ground, new beds, shrubs or trees with the written approval of the Condominium’s Board of Managers. (Must submit a Request for Approval Form.)
- D. Potted real or artificial flowers.
- E. May apply “spot application” only of weed killer to a very few weeds in the Common Area near their Unit. No spreader may be used, only hand held squeeze bottles.
- F. May apply insect control immediately adjacent to the foundation of their Unit to control insects, i.e. ants.
- G. May elect to prune the initial builder shrubs adjacent to their Unit. The Unit Owner will provide the Condominium with a completed DO NOT PRUNE form informing the Condominium of their desire to do their own pruning and request that the Condominium contractor not prune. In the event a shrub dies during the period the Unit Owner is doing their own pruning they are responsible for replacing with the same type of shrub or the Condominium will replace the shrub

and bill the Unit Owner. The Unit Owner should use common sense in keeping their shrubs similar to those around them. An owner's election to prune their own shrubs has no effect on their Condominium monthly dues.

IV. EXCEPTIONS, RESTRICTIONS AND REQUIREMENTS ON UNIT OWNERS

A. Unit Owners may NOT:

1. Cut, trim or otherwise manicure any Common Area turf including that immediately adjacent to their Unit.
2. Remove, replace or rearrange any shrubs within the initial developer/builder installed beds without the written approval of the Condominium's Board of Managers. (Must submit a Request for Approval Form.)
3. Place ornaments or decorations of any type of theme on turf areas without approval from the Condominium's Board of Managers. (Must submit a Request for Approval Form.)
4. Plant, grow or otherwise possess on or in Condominium Common Ground any plant or flower that can be used to produce a psychoactive drug experience. This includes but is not limited to, Cannabis (Marijuana), Hemp, Etc.

V. PROCEDURE AND OBLIGATIONS FOR INSTALLING BEDS, BED PLANTINGS, TREES AND BED ORNAMENTS, ETC.

A. Bed, Bed Plantings installation requires a Unit Owner to:

1. Submit a Request for Approval Form to the Condominium's Board of Managers along with an overview dimensional diagram showing bed(s) location in relationship to their Unit.
2. Attend, if asked, (or be suitably represented) to answer questions at the Condominium Board of Manager's meeting which will discuss the request.
3. Not commence installation of said request in any manner or way until the Condominium's BOM notifies you of approval.
4. Strictly adhere to the request and its attached illustration.
5. Have sole responsibility with regards to the installation, cost thereof and any maintenance of this bed and its plants.
6. Only plant plants that are legal and non-harmful to the environment. (SEE EXCEPTIONS ABOVE)
7. Install and maintain the bed and its plants to strict conformance with similar beds and plants for which the Condominium is responsible.
8. Install a hard rubber (or similar design) border between the bed and the Common Area turf.
9. Refresh the bed mulch within one (1) week of the mulch refreshment of similar beds for which the Condominium is responsible by using similar type mulch.
10. Fully understand and agree that the bed and its plants become owned by the Condominium upon its introduction into the ground.
11. Understand and agree that, at any time and with reason, the Condominium Board of Managers can require you to remove this bed and/or plants and that such removal and repair to the Common Area will be at your expense.
12. Understand that the repair of any damage or disruption to any Common Area as a result of the installation, maintenance of the bed and/or plants is solely your responsibility and must be completed within 15 days weather permitting.

13. Understand that the Condominium Board of Managers in accordance with the “Rule for Fines” shall administer violations to this “Approval”.

B. Tree installation requires a residence to:

1. Submit a Request for Approval Form to the Condominium’s Board of Managers along with a dimensional diagram showing tree(s) location in relationship to their Unit.
2. Include with the request, proof that you have acquired a survey indicating where underground utility services are located.
3. Attend, if asked, (or be suitably represented) at the Condominium Board of Manager’s meeting which will discuss the request.
4. Not commence installation of said request in any manner or way until the Condominium’s Secretary notifies you of approval.
5. Strictly adhere to the request and its attached illustration.
6. Have sole responsibility with regards to the installation, cost thereof and any maintenance of the tree(s).
7. Plant tree(s) of a species approved by the Village of Hilton, NY and/or the Town of Parma, Monroe County, NY.
8. Install and maintain the tree to strict conformance with similar trees for which the Condominium is responsible.
9. Install tree(s) strictly following the recommended procedures of the supplier, a qualified tree nursery representative or professional arborist.
10. Fully understand and agree that this tree becomes owned by the Condominium upon its introduction into the ground.
11. Understand and agree that, at any time and with reason, the Condominium Board of Managers can require you to remove this tree(s) and that such removal and repair to the Common Area will be at your expense.
12. Understand that the repair of any damage or disruption to any Common Area as a result of the installation and/or maintenance of tree(s) is solely your responsibility and must be completed within 15 days weather permitting.
13. Understand that the Condominium Board of Managers in accordance with the “Rules for Fines” shall administer violations to this “Approval”.

VI. RECOVERY OF DAMAGES

Replacement and/or recovery cost shall be sought by Unionville Station Condominium from any resident within the Condominium for inadvertent, accidental or deliberate damage, including that caused by the lack of sufficient watering, to Common Area turf, shrub bed, shrubs, trees and/or any other vegetation.

VII. INDEMNIFICATION

The Condominium and its contractors are not responsible for any damage to Unit Owner introduced plants, decorations or ornaments.

Rules For Leasing/Renting A Unit

I. PURPOSE

- A. As of May 1st, 2025 leasing or renting of Units by Unit Owners is no longer allowed. The Second Amendment to The Conveyances and Condominium Declaration and By-Laws eliminated all leasing and renting of Units by Unit Owners. The Second Amendment did leave intact the leasing and renting of units by the Board of Managers (BOM).
- B. This document is meant to provide the BOM with guidance for leasing/renting of Units as allowed by the Governing Documents. It is also a step in protecting the Condominium's status as a community for persons 55 years of age or older.

II. DOCUMENTS

- A. The following documents must be provided by the BOM for prospective renter(s) to view. Copies of these documents must be kept in the Unit for tenants to reference.
 - 1. Condominium Conveyances and Declaration, By-laws, and Rules and Regulations
 - 2. Amendments to any of the documents in 1. above

III. REFERENCES

- A. The following items reference renting, occupancy, and use restrictions on Units in Unionville Station Condominium. This is not an all-inclusive list.
 - 1. Renting of Units – Section IV, Section 4.05, of Conveyances and Declaration.
 - a. Units may not be rented to anyone under the age of 55 years.
 - b. Rental must be for a minimum period of 30 days.
 - c. Other residents may not be younger than 18 years of age.
 - d. Any resident between 18 and 55 must be an immediate family member (son or daughter, brother or sister) of a tenant who is at least 55 years of age.
 - 2. Powers and Duties – Article III, 3.02, of By-Laws
 - a. 3.02 (f.) Purchasing of Units by BOM
 - b. 3.02 (g.) Leasing of Units by BOM
 - 3. Residential Use Only – Article VI, Section 6.04(a) of Declaration.
 - 4. Commercial and Professional Activity on Property – Article VI, Section 6.04(d) of Declaration
 - 5. Selling and Leasing Units – Article VIII, Section 8.01 of the By-Laws
 - 6. Pets – Article XII, Section 12.17 of Declaration, and Rules for Pets

IV. RESPONSIBILITY

- A. The BOM bears all responsibility for the actions of the occupants of the leased Unit. All regulations, rules, etc., governing the Condominium also govern all occupants of the rented Unit.

V. REQUIREMENTS

- A. Total occupancy is limited to 2 persons per recorded floor plan bedroom. This does not apply to the temporary occupancy by short-term (two (2) weeks maximum) visitors to the Unit.
- B. Subletting of a Unit must first be approved by the Condominium Board of Managers.

VI. REQUIREMENTS (LEASE/RENTAL AGREEMENT)

- A. The Lease/Rental agreement must contain a statement that the person(s) signing the lease will be the primary occupant(s) of the Unit
- B. The Lease/Rental agreement must provide in writing for full compliance by the tenants with the Declaration, By-Laws and Rules and Regulations of the Condominium.
- C. The Lease/Rental agreement must include the names of ALL residents, their ages, relationship, and contact information for the Tenant(s). Age may be indicated by a range, i.e. for tenants use “55 or older”, for others use “between 18 and 55”.

Rules For Installing A Natural Gas Powered Generator In The Common Area

I. DEFINITIONS

- A. For an interpretation of any term herein or question of this Rule's intent, contact the Condominium's Board of Managers.

II. APPROVAL & CONSTRUCTION

- A. A Unit Owner shall be permitted to install a natural gas powered generator by strictly abiding with the following:
1. Before construction begins the owner must first submit a Request for Approval Form detailing a proposed layout to the Condominium's Board of Managers. RG&E and the Generator Contractor will determine the location for the generator. **Under no circumstance can the generator be installed in the front shrub bed(s). The preferred location is to the rear of the Unit.**
 2. Before construction begins a fully executed Hold Harmless Agreement must be provided to the Condominium's Board of Managers.
 3. Before construction begins, provide to the Condominium's Board of Managers a Contractor's Certificate of Liability Insurance in the amount of one million dollars (\$1,000,000.00) covering this activity which will require utilitarian use of the Condominium's Common Area. The Condominium must be named as an "Additionally Insured on a primary and if available, Non-contributory Basis". A copy of the endorsement is also required.
 4. Must follow the instructions on the "Information sheet for Standby Generator" from the Village of Hilton which is copied on the next page.
 5. All generators must be programmed to conduct their test startups between the hours of 12:00 PM to 4:00 PM. This weekly exercise must be performed on weekdays only, **NO WEEKEND DAYS PERMITTED.** Generator noise is not to exceed 66DB.
 6. The owner, within 15 days of completion of the installation, weather permitting, shall have all damaged Common Area affected by the installation activity, repaired to the Condominium's standards.
 7. The owner agrees to be solely responsible for the maintenance, repair, and upkeep of the equipment and the Condominium shall have absolutely no responsibility whatsoever with regard to the equipment.

Village of Hilton
59 Henry Street
Hilton, NY 14468
Building Department

Information sheet for Standby Generator:

- Is permitted, subject to the following restrictions.
 - o A side and rear setback of eight (8) feet must be maintained.
 - o Must meet or exceed manufacturer's recommendations on clearances.
 - o Prior approval by Rochester Gas and Electric. Both natural gas inventory and standby generator commitment letter sheets need to be turned into and returned from RG&E.
 - o A final electrical inspection will need to be done prior to a final inspection by the Village of Hilton.
 - o Per the NYS Residential code a sign shall be located at the main panel box of the property that indicates the type and location of an on-site emergency generator.

- A building permit is required for all standby generators. To obtain a permit the following must be turned into the Village Office:
 - o A building permit application, this may be picked up at the office or downloaded from the village website (www.hiltonny.org).
 - o A tape location map of the property is required. On this map indicate location where generator will be going.
 - o Information on the generator, make and model, clearances required from any buildings, windows, etc., wattage, who is going to install it.
 - o Workman's Compensation/Disability insurance forms for any contractor working at the location.
 - o A \$40 permit fee is payable to the Village of Hilton when the paperwork is dropped off. Your permit and any necessary paperwork will be mailed to you when completed.

- An electrical inspection by a third-party inspector must be done prior to scheduling a final inspection.
- A final inspection is required upon completion of the generator and will be done by the Village of Hilton Building Department and a Certificate of Compliance will be issued if all is found to be correct. (Please call 392-4144 at least 24 hours in advance to schedule)

Any questions can be directed to the Village of Hilton Building Department at 392-4144 extension 106 or

Rules for Pets

I. DEFINITIONS

- A. For an interpretation of any term herein or question of this Rule's intent, contact the Condominium Board of Managers.
- B. The Rules for Pets is derived from Article XII, Section 12.17 of the Conveyances and Condominium Declaration, page 20.

II. UNIT OWNERS RESTRICTIONS:

- A. Two (2) house pets are allowed provided that they are not kept, bred or maintained for commercial purposes.
 - 1. There is a limit of two cats or two dogs – OR one cat and one dog, for a maximum number of TWO (2) pets.
- B. Each owner is responsible for his or her pet(s). They must maintain control over them, clean up after them and keep them from becoming a nuisance to the neighbors.
- C. Any dog with a propensity for biting must have a muzzle on when outside the Unit.
- D. Any dog having legally been declared dangerous must be removed from the Condominium.
- E. Electric dog fences, including wireless dog fences, are not allowed.
- F. The Town of Parma and the Village of Hilton both have leash laws for all dogs. All dogs must be on a leash when outside the Unit.
- G. Other small pets, such as birds or fish, may be kept in the home.

Rules For Satellite Antennas

I. DEFINITIONS

- A. This Rule supersedes any and all previous Rules for Satellite Antennas and applies to all existing and future satellite antenna installations. For an interpretation of any term herein or question of this Rule's intent, contact Condominium's Board of Managers.

II. REQUIREMENTS

- A. In accordance with the Federal Communications Commission rules governing Over-the-Air Reception Devices, Members may only install Satellite Dishes ("Dishes") that are one meter or less in diameter. One meter is equal to 39.73 inches, and "diameter" is the distance measured across the widest part of the Dish.
- B. Owners may not install a Dish on any Common Area. The Dish must be installed on a Unit Owner's Unit or restricted common element only. The Dish must be placed in the first of the following locations that allows reception of a signal of acceptable quality without unreasonably increasing cost of the installation or unreasonably delaying the installation:
1. The rear wall or roof of Owner's dwelling in such a manner that no part of the Dish or its mounting is visible from the center of the street directly in front of the respective dwelling;
 2. The side of the Owner's dwelling as close to the rear of the dwelling as possible and in such a manner that no part of the Dish or its mounting is less than eight (8) feet above grade. The Dish may not encroach on another Owner's limited common area or on another Member's air space (that area around a dwelling that an Owner could reasonably expect to be free of obstructions, i.e.: half the distance to next dwelling or directly in front of a bay window).
- C. The Owner shall be responsible for the maintenance of the Dish at all times. Maintenance and repair shall include, but not be limited to:
1. Reattachment or removal within 72 hours of dislodgment from its original point of installation;
 2. Repair or replacement if for any reason the Dish no longer retains its original condition, including cosmetically; and
 3. Repair or replacement to prevent the Dish from becoming a safety hazard.
- D. The Owner is responsible for all cost associated with the Dish including, but not limited to, cost to:
1. Repair, maintain, remove, or replace the Dish;
 2. Repair damages to the common area, and other property, caused by the installation, existence, or use of the Dish;
 3. Pay for medical expenses incurred by persons injured by the installation, existence, or use of the Dish; and
 4. Reimburse residents or the Condominium for damages caused by the installation, existence, or use of the Dish.
- E. For safety reasons regarding radiation exposure limits, any Dish capable of transmitting a signal must be professionally installed.
- F. Should the Owner fail to follow these rules the Association may fine the Owner in accordance with the "Rules for Fines".

Rules For Selling Your Unit

I. PURPOSE

- A. This document is meant to provide Unit Owner(s) with requirements for selling their Unit. It is also a step in protecting the Condominium's status as a community for persons 55 years of age or older. This document should also be given to your attorney to help facilitate pulling all the necessary documents together for the closing.

II. DOCUMENTS

- A. The following documents should be available for prospective buyers to view. At the time of closing these documents must be transferred to the buyer(s).
 - 1. Condominium Conveyances and Declaration, By-Laws, and Rules and Regulations
 - 2. Amendments to any of the documents in 1. above
 - 3. Copies of "Request For Approval": forms, i.e.: patio, flower bed, etc.
- B. A "CONFIRMATION OF OWNER STATUS" document will be provided (fee) to the attorneys prior to closing. This document has two (2) parts.
 - 1. The "STATEMENT OF COMMON CHARGES":
 - a. Discloses dates for which assessments are paid/owed to the Condominium.
 - b. Discloses any current judgments, actions, liens, etc. against Unit Owner.
 - c. Discloses that Buyer is required to pay \$100.00 Resale Assessment to Condominium after closing. Article V, Section 5.06 of the By-Laws
 - 2. The "STATEMENT OF ARCHITECTURAL COMPLIANCE":
 - a. Discloses compliance with "Rules and Regulations"
 - b. Discloses Buyers responsibilities in regard to approved requests granted current and prior Unit Owner(s).

III. REFERENCES

- A. The following items reference ownership, occupancy, and use restrictions on Units in Unionville Station Condominium. This is not an all-inclusive list.
 - 1. Occupancy Restrictions – Article IV, Section 4.04 of Declaration
 - 2. Residential Use Only – Article VI, Section 6.04(a) of Declaration
 - 3. Commercial and Professional Activity on Property – Article VI, Section 6.04(d) of Declaration
 - 4. Selling and Leasing Units – Article VIII, Section 8.01 of the By-Laws
 - 5. Pets – Article XII, Section 12.17 of Declaration, and Rules for Pets

IV. REQUIREMENTS

- A. The Unit Owner must first ask the Board of Managers if there is still availability for a sale to person(s) who are either, under the age of 55, or persons who will not be the occupants of the unit. 80% of the Units must be owner occupied by at least one person age 55 or older. This leaves all other types of ownership limited to the remaining 20%, which is 29 units (145 units x 20%).

- B. A form acknowledging the providing and receiving of the Declaration, By-Laws and Rules and Regulations must be signed by the Buyer(s). This form, the Governing Documents Acknowledgment Form, will be provided by the Condominium's Board of Managers and must be executed and returned to the Board of Managers.
- C. The resident who is selling the unit is to inform the buyer that the governing documents are available on USC's web site. If the selling resident or buying resident requires a printed copy of the governing documents, they will be invoiced in the amount of \$25.00 from the Condominium.
- D. If this is the first resale, or transfer, of the Unit since the conversion to a Condominium (October 26, 2010), then a new property description will be necessary to complete the new deed. This description will be provided to your attorney by the Condominium.

Rules For Snow Removal

I. DEFINITIONS

- A. Refer to the “Glossary of Terms” for an interpretation of COMMON AREA.
- B. For an interpretation of any term herein or question of this Rule’s intent, contact the Condominium’s Board of Managers.

II. SNOW REMOVAL RESPONSIBILITY

- A. The Condominium, and only the Condominium shall have total Snow Removal control and responsibility for only Common Area which shall include:
 - 1. Dwelling driveways.

III. SNOW REMOVAL SPECIFICS

- A. **VEHICLES PARKED IN DRIVEWAYS:** When a vehicle is parked in a dwelling’s driveway and is interfering with the snow removal process, only snow between the vehicle and Public Street shall be removed.
- B. **MAIL BOXES:** The Condominium’s Board of Managers will direct its snow removal contractor do its very best to ensure that mail box access is kept clear for both delivery and resident access. It must be noted that, due to civil regulation and insurance purposes, a private contractor, unless authorized to do so by the civil authority, may not intentionally plow a public street area

IV. INDEMNIFICATION

Any Unit Owner who personally clears snow from the Condominium Common Area, or contracts for additional services, does so at their own risk and without any liability to Unionville Station Condominium.

Rules for Outside Storage

I. AUTHORITY

- A. This Rule modifies the Restrictions found under the CONVEYANCE and CONDOMINIUM DECLARATIONS, Article XII, Obligations, Responsibilities, Covenants and Restrictions, Section 12.11 – Outside Storage.
- B. Authority to modify these Provisions is allowed under the CONVEYANCE and CONDOMINIUM DECLARATIONS, Article VI, The Condominium Property – Use, Operation, Preservation, Maintenance and Repair, Section 6.06 – Rules of Conduct and Section 12.11 – Outside Storage.

II. DEFINITIONS

- A. Refer to the “Glossary of Terms” for an interpretation of COMMON AREA, PUBLIC SIDEWALKS, PUBLIC STREET.
- B. Refer to “Rules for Fines.”
- C. For an interpretation of any term herein or question of this Rule’s intent, contact Condominium’s Board of Managers.

III. REQUIREMENTS for VEHICLES

- A. CONVEYANCE and CONDOMINIUM DECLARATIONS, Article XII, Obligations, Responsibilities, Covenants and Restrictions, Section 12.11 – Outside Storage provides, “...Outside Storage or parking of commercial or recreational vehicles, camper bodies, boats and trailers shall be prohibited” except as noted below.
- B. Only current, properly licensed, private-use motorized vehicles are allowed to be parked solely and at any time in Common Area Driveways and/or on other common areas, but only when driveway maintenance is necessary.
- C. Commercial-use motorized vehicles of any type, size, whether identified with signage or not, may not be stored or parked in any Common Area between the hours of 9:00PM to 6:00AM.
- D. Non-motorized Campers, Class A or Class C Recreational Vehicles, 5th Wheel Trailers, trailers of ANY type or license may be stored or parked, solely, in the driveway of the Condominium Unit Owner but not for more than a twenty-four (24) hour continuous period and not more than two (2) such, non-consecutive periods within a seven (7) day period.
- E. Condominium Area parking of any vehicle(s) not provided for in “D” of this section shall require a “Request For Approval” (RFA) granted by the Board of Managers.
- F. Should the Unit Owner fail to follow these Rules the Condominium may levy a fine on the Unit Owner in accordance with the “Rules for Fines.”

IV. REQUIREMENTS for STATIONARY OBJECTS

- A. Moving Storage Modules (sometimes referred to as “PODS”), debris removal roll-offs and like stationary objects may be stored or parked AFTER a REQUEST FOR APPROVAL (RFA) is granted. The length of RFA storage time allowed will be determined by the Board of Managers after consulting with the Unit Owner, without bias or discrimination, relative to the individual situation. Any previous such storage time limits within the Condominium WILL NOT factor into the BOM’s decision for each RFA under this section.
- B. Any Condominium Area damage caused by the delivery, storage, use and/or pick-up of objects referred to in “A” of this section shall be the sole responsibility of the respective Unit Owner.
- C. Should the Unit Owner fail to follow these Rules the Condominium may levy a fine on the Unit Owner in accordance with the “Rules for Fines.”

Unionville Station Condominium
P.O. BOX 26 – HILTON, NY 14468-0026

DO NOT PRUNE REQUEST

Date: _____

Name: _____ Phone No: _____

Unit Address: _____

To the Unionville Station Condominium Board of Managers:

Please place my unit on the Do Not Prune (DNP) list.

I agree to prune the shrubs in the front bed of my unit instead of the Condominium contractor. I agree to maintain them in a manner similar to those around them.

In the event a shrub dies during this period, I will be responsible for replacing it with the same type of shrub at my expense.

Should I change my mind and want the Contractor to prune the shrubs, the Landscape Chairperson will be notified in writing.

Thank you,

Signature _____ Date _____

Unionville Station Condominium
P.O. BOX 26 – HILTON, NY 14468-0026

Request For Approval Form

Date: _____
From: _____ Phone Number: _____
Unit Address: _____

Check the appropriate item below. Your request confirms that you have read and understand all Rules pertaining to your request. Don't forget to attach any required documentation or diagrams.

- | | | |
|--|---|---|
| <input type="checkbox"/> Addition to Dwelling | <input type="checkbox"/> Patio | <input type="checkbox"/> Shrub Replacement |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Gas Powered Generators | <input type="checkbox"/> Tree(s) |
| <input type="checkbox"/> Freestanding Flagpole | <input type="checkbox"/> Shrub Rearrangement | <input type="checkbox"/> Other – describe below |
| <input type="checkbox"/> New Landscape Bed | <input type="checkbox"/> Shrub Removal | |

The Condominium Board of Managers **approves denies** your request for the use of the Condominium's Common Area as checked above. Approved request must be completed within six (6) months of approval date. **This RFA expires on:** _____

- ❖ The Board of Managers grants this permission based on your agreement that your respective request with its appropriate documentation (copy attached) and the Rules and/or conditions applicable which govern your responsibilities, will be strictly adhered to.
- ❖ You understand that any misuse of this Approval, or violation of the Rules governing your particular request, or your misuse of the Condominium's Common Area, will be subject to Condominium's Board of Managers review who, at their sole discretion, may elect a resolution in accordance with the Condominium's "Rules for Fines" or with just reason, rescind this Approval at any time and require that the affected Common Area be repaired and/or returned, at your expense, to its pre-developed condition.
- ❖ **At the Recommendation of our (Unionville Station Condominium) Insurance Agent, a COL (Certificate of Liability) and Workman's Compensation coverage is requested for all activities requiring the unit owner to hire a Contractor to perform RFA activities related to their unit. A Hold Harmless form (separate document) must also be presented with all RFA requests. It is understood that in some cases where the contractor is a one person business that they May not have Workman's Comp coverage. It should be understood that in those cases where the Unit owner chooses to hire one of these contractors, the Unit Owner assumes all liability through their Homeowners insurance, should there be any claim for damages or injury.**

NOTE: If a contractor wishes to advertise their business, it must be on their vehicle or clothing. No signage is allowed in the common area. All contractor vehicles must be removed at the end of each business day.

Unit Owner's Signature: _____ Date: _____
President's or
RFA Chairman's Signature: _____ Date: _____

“REQUEST FOR APPROVAL FORMS” (RFA)

INSURANCE REQUIREMENTS for RFA required work:

Licensed commercial contractors (minimum \$1,000,000), independent contractors (minimum \$300,000),

Homeowner or family member performing the work can be covered under the homeowner’s home Insurance policy with recommended minimum \$300,000 liability.

RFA REQUIRED

1. Roof repair or replacement
2. New installation of back up generators
3. New installation of air conditioning unit
4. New additions to structure requiring additional use of undisturbed condo common property.
5. Construction of new deck or new patio slabs onto undisturbed condo common property. This would include any expansion of deck structure or patio slab beyond the existing deck or patio slab sizes.
6. Complete siding removal and replacement. Type of and color to meet current by-laws specifications.
7. Window replacement
8. Installation of new garden beds on unit sides and rear.
9. Expansion of current front, side or rear garden dimensions.
10. Free-standing flag pole installs
11. Downspout drains and pop-up drains into condo property.
12. Install of permanent & temporary handicapped ramps into below grade of condo common property with approved town permit.
13. Install or removal of exterior antennas or satellite dish
14. New tree installs on common condo property.

ALL RFA Required work will need **HOLD HARMLESS** Agreement signed by contractor, USC official and homeowner.

September 9, 2020

NO RFA REQUIRED

No RFA required for normal maintenance or repair to unit, **BELOW THE “ROOFLINE”**, by homeowner or contractor. Roofline is determined to be above the current gutter level on each unit.

Examples of normal repair and maintenance include:

1. Pressure washing,
2. Window and door repair
3. Deck repairs,
4. Porch repairs,
5. Painting touch up,
6. Siding repairs,
7. Gutter & downspout cleaning and repair,
8. Repair or replacement of **EXISTING** air conditioner or
9. Repair or replacement of **EXISTING** whole home back up generators,
10. Exterior mounted lighting repair or replacement.
11. Maintenance and replacement of garden shrubs and plantings owned by homeowner.
12. Installation of awnings either manual or motorized.
13. Repair or replacement of step entries to the unit.
14. Repair or replacement of garage doors

Homeowner's are **STRONGLY RECOMMENDED** to have, in force, a homeowner Insurance policy containing a minimum \$300,000 level of liability insurance, and a worker compensation clause. Standard NYS homeowner insurance policies contain such clauses to cover persons working or visiting your home. In addition, the homeowner has the responsibility to have a Hold Harmless (separate form) signed by the contractor for the work performed.

Note: The current rules for Required RFA are in our current Schedule A of by laws.

September 9, 2020

Unionville Station Condominium
P.O. BOX 26 – HILTON, NY 14468-0026

HOLD HARMLESS / INDEMNIFICATION CLAUSE

To the fullest extent permitted by law,
the Contractor/Unit Owner, _____,
shall defend, indemnify and hold harmless the Association, **Unionville Station Condominium**, and their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (i) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting there from and (ii) arises out of the work being performed by the contractor or anyone hired by the contractor regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which would otherwise exist as to any party, described in this Paragraph.

**Unionville Station Condominium
Officer/Unit Owner**

Contractor

signature

signature

print name

print name

Date _____

Date _____

Unit Address _____

Project Description _____

Unionville Station Condominium
P.O. BOX 26 – HILTON, NY 14468-0026

INSURANCE REQUIREMENTS FOR CONTRACTORS

(This document becomes part of the Contract)

WORKERS COMPENSATION:

Proof of Insurance or NYS Insurance Fund Certificate must be provided

COMMERCIAL GENERAL LIABILITY:

Coverage must be provided on an "Occurrence" Form

Limits \$1,000,000 Each Occurrence Bodily Injury and Property Damage

\$1,000,000 Personal Injury and Advertising Injury

\$ 5,000 Medical Expense

Include **Unionville Station Condominium** and **CROFTON PERDUE ASSOCIATES, INC.** as an **Additional Insured on a primary and non-contributory basis**

COMPREHENSIVE AUTOMOBILE LIABILITY:

Limits - \$500,000 Combined Bodily Injury and Property Damage

Coverage – All Owned, Non-Owned and Hired Vehicles

NOTES:

The above limit requirements may be satisfied by means of underlying policies and an Umbrella Liability Policy.

Cancellation – All of the above policies must be endorsed to contain a provision that the Policies will not be cancelled or materially changed without 30 days advance written notice by certified mail to any certificate holder.

Certificate of Insurance – Before work commences a Certificate of Insurance must be issued certifying to all of the coverages, limits, **additional insured on a primary and non-contributory basis** and cancellation provisions referred to above. **Contractual Liability must be included and specified on any certificate of insurance provided by the Contactor.**

Note:

*Condominium rules for outside storage, Paragraph III C states that Commercial use vehicles of any type, size, identified with signage or not, may not be stored or parked in/on any Common Areas, (**Lawns or Driveways**), between the Hours of 9:00 PM to 6:00 AM.*

Page 19 Section 12.07 of the Condominium Declaration, states that no sign or other advertising device of any nature shall be placed or displayed for public viewing on the unit or common areas.

Unionville Station Condominium:

Date: _____

Company Name: _____

Representatives Signature: _____

Representatives Printed Name: _____

Incident Report Process

I. PURPOSE

The Incident Report Form was developed as a means for Unit Owners to report violations of the Declaration, the By-Laws, the Rules and Regulations, and other concerns. By following this process the Condominium's Board of Managers will have a formal procedure for recording and tracking violations.

II. ACTIONS of the SECRETARY

- A. Date the Form when received.
- B. Place Form in "Open Incident" folder
- C. Present "Open Incident" folder at each Condominium Board of Managers meeting until resolved.
- D. Upon resolution, file Form in appropriate folder.
- E. Respond to the Originator of an Incident Report when resolved.

III. ACTIONS of the BOARD OF MANAGERS

- A. Review "Open Incident" folder at each Condominium Board of Managers meeting.
- B. When appropriate, take necessary action to resolve the incident.

IV. COMMUNICATIONS

- A. Offenders will be notified as specified in the "Rules for Fines".
- B. Minutes of the Condominium Board of Managers meetings will reflect any actions taken by the Board of Managers.
- C. Unit Owners can check the status of an Incident by calling the Secretary.
- D. Secretary will respond to Originator when Incident is resolved.

V. EMERGENCY

The "Incident Report Form" should not be used to report a serious situation that has potential to harm someone or damage property. Instead, report the problem immediately to someone who can take action (i.e. Condominium President, Landscape Committee Chairman, etc.). Always submit an "Incident Report Form" afterwards so the Incident can be properly recorded and tracked.

Unionville Station Condominium
P.O. BOX 26 – HILTON, NY 14468-0026

Incident Report Form

I. Incident Date: _____

II. Does the incident involve another Condominium member? Yes No

Have you discussed the incident with the other Condominium member? Yes No

If Yes, what was the result? _____

If No, why not? **The Board of Managers, at its discretion, may choose not to act on an incident if you have not tried to affect a remedy first.** _____

III. Enter below a description of the incident. If necessary, use additional sheets of paper. Be as factual as possible and include dates, times, observations, other witnesses, etc. to support your report. If this involves dirt bikes, motorcycles, or 4 wheelers on the street, take pictures if possible and call 911. If this incident involved a dog/animal, call 911 or Parma Animal Control.

Sign and date below. Unsigned forms will not be acted upon. Send this form and any supporting documentation, pictures, etc. to the attention of the Secretary. This may be mailed to the address on the front of this form or hand delivered to any member of the Board of Managers.

Signature

Date

Print Name