

Kirkdale Villas Homeowners' Association Inc, Bylaws Addendum Form

The following amendments have been ratified by the Kirkdale Villas Homeowners' Association.

1. Article III: Residency Requirements

Occupancy within the Kirkdale Villas is subject to the Zoning Regulations of the Town of Greece. Kirkdale villas is zoned Multi-family Residential – Senior Citizen District. The Zoning Regulations of the Town of Greece require that each Villa shall be occupied by at least one active adult. The term active adult shall mean an individual who has reach the age of 55 years or older by December 31st of the calendar year of such individual's first occupancy of such Villa. Children or grandchildren may reside with their parents or grandparents, provided however, that at least once active adult resides in the Villa and further provided that such children or grandchildren are over the age of 19 by December 31st of the calendar year of such individual's first occupancy of such Villa.

2. Article IV: Leasing or rental of Residential Property

Kirkdale Villas Association is an association based upon home ownership. The residents of Kirkdale Villas will preserve the original intention of the community as prime residential property. All villas in the Kirkdale Villas must be owner occupied.

- Effective with the recording of this Amendment, any Unit purchased thereafter shall be an Owner-Occupied Property as defined. "Owner Occupied Properties" are defined as Units occupied solely by the Owner, the members of the family of the Owner, who occupy without the payment of rent, as the occupant's principal residence.

- Kirkdale Villas Homeowners' Association prohibits rental of units within the Association. No property owner can use their real estate for commercial purposes, including rental properties. Thus, when a villa is sold it must be sold as a homeowner's residential unit in Kirkdale Villas.

3. Section 10.20dii - Architectural and Home Exterior Repairs and Modifications

Please note another option to the choices available as stated:

Electrical fixtures: **"brushed chrome or nickel"**.

Dated: July 30, 2024