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COUNTY OF MONROE
COUNTY CLERK'S RECORDING PAGE

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BOOK 8280 PAGE 169

NO. PAGES 10

INSTRUMENT DECLARATION OF C

OR WOODCLIFF HOMEOWNERS ASSOCIATION INC
EE WOODCLIFF HOMEOWNERS ASSOCIATION INC

MORTGAGE TAX

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STATE OF NEW YORK)
COUNTY OF MONROE) ss:

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BOOK 8280 PAGE 169 OF DEED

PATRICIA L. MCCARTHY
MONROE COUNTY CLERK

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FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
WOODCLIFF HOMEOWNERS ASSOCIATION, INC.

This Amendment is made this 12th day of November, 1992,
by the undersigned members of Woodcliff Homeowners Association,
Inc., being 90% or more of the owners of all the lots in the
subdivision known as The Fairways at Woodcliff, Section I.

This Amendment amends the Declaration of Covenants,
Conditions and Restrictions (the "Declaration") dated October 15,
1987, recorded in the Monroe County Clerk's Office on October 16,
1987, in Liber 7211 of Deeds, at page 166.

NOW THEREFORE, the undersigned hereby amend the Declaration
as follows:

1. Article III is amended as follows:

- (a) Sections 1 and 3 are deleted in their entirety.
- (b) Section 4 is amended by deleting the last sentence
of Section 4 beginning "An easement is hereby reserved to
Declarant . . ." through the end of the section.
- (c) Sections 2 and 4 are renumbered to be Sections 1
and 2, respectively.

2. Article VIII is amended as follows:

(a) Section 1 is deleted in its entirety and the
following is substituted as new Section 1:

Section 1. Advertising and Signs. No sign
or other advertising device of any nature
shall be placed for display to the public
view on any lot or other portion of the
Properties (including temporary signs
advertising property for sale or rent) except
with the consent of the Board of Directors or
the Architectural Review Committee if one has
been appointed by the Board.

(b) Section 9 is amended by deleting the last sentence
thereof which states: "This Section shall not apply to the
Declarant."

(c) Section 10 is deleted in its entirety and the
following is substituted as new Section 10:

Section 10. Residential Use Only. Except as
provided in Section 11 below, the Property
shall be used only for residential purposes

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and purposes incidental and accessory thereto.

(d) Section 11 is deleted in its entirety and the following is substituted as new Section 11:

Section 11. Commercial and Professional Activity on Property. No wholesale or retail business, including any salon, studio, laboratory, home industry or medical or dental office, shall be conducted in or on any lot or other portion of the Property except the conduct of business by telephone. This restriction is not intended to preclude the operation of an in-home office for purposes other than those set forth above.

3. Article XI is deleted in its entirety and the following is substituted as new Article XI:.

ARTICLE XI

ADDITIONS TO PROPERTY OF THE ASSOCIATION

Annexation of additional property by the Association shall require the assent of 75% of the Owners, at a meeting duly called for this purpose on the same notice, and in the same manner, as is required for meetings and voting by the By-Laws. Any property so annexed must be subjected to this Declaration by recording in the Monroe County Clerk's Office a Supplemental Declaration extending this Declaration and any amendments thereto to such annexed property, and the annexation shall not be deemed effective until such document is recorded.

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of this 12th day of November, 1992.

OWNERS

		Unit No.
1.	<u>John A. Bryant</u> JOHN A. BRYANT	<u>39</u>
	<u>Jo-Anne Gulian</u> JO-ANNE GULIAN	
2.	<u>Anna H. Thompson</u> ANNA H. THOMPSON	<u>54</u>
	<u>James M. Thompson</u> JAMES M. THOMPSON	

OWNERS

Unit
No.

- | | | | |
|-----|-----------------------------|------------------------------|-----------|
| 3. | <u>Sarepta P. Ostrum</u> | <u> </u> | <u>3</u> |
| | SAREPTA P. OSTRUM | | |
| 4. | <u>Richard Anderson</u> | <u> </u> | <u>38</u> |
| | RICHARD ANDERSON | | |
| 5. | <u>Berndt Kroenberg</u> | <u>Fina Kroenberg</u> | <u>1</u> |
| | BERNDT KROENBERG | FINA KROENBERG | |
| 6. | <u>Diane J. Flaherty</u> | <u>William S. Flaherty</u> | <u>5</u> |
| | DIANE J. FLAHERTY | WILLIAM S. FLAHERTY | |
| 7. | <u>Waldine M. Wheelless</u> | <u>Leon P. Wheelless</u> | <u>47</u> |
| | WALDINE M. WHEELLESS | LEON P. WHEELLESS | |
| 8. | <u>Helen P. Turner</u> | <u>Walter D. Turner</u> | <u>14</u> |
| | HELEN P. TURNER | WALTER D. TURNER | |
| | <u>Gertrude B. Woods</u> | <u> </u> | <u>37</u> |
| | GERTRUDE B. WOODS | | |
| 10. | <u>Ruth A. Erdmann</u> | <u> </u> | <u>25</u> |
| | RUTH A. ERDMANN | | |
| 11. | <u>Miriam A. Pemberton</u> | <u> </u> | <u>49</u> |
| | MIRIAM A. PEMBERTON | | |
| 12. | <u>Eleanor M. Sitts</u> | <u>Richard A. Sitts</u> | <u>21</u> |
| | ELEANOR M. SITTS | RICHARD A. SITTS | |
| 13. | <u>Gordon Proctor</u> | <u>Carlene T. Munro</u> | <u>11</u> |
| | GORDON PROCTOR | CARLENE T. MUNRO | |
| 14. | <u>Janice M. Sayers</u> | <u> </u> | <u>12</u> |
| | JANICE M. SAYERS | | |
| 15. | <u>Paul Desborough</u> | <u>Valerie A. Desborough</u> | <u>10</u> |
| | PAUL DESBOROUGH | VALERIE A. DESBOROUGH | |

Unit
No.

16.	<u>MANUEL A. SOSA</u>	<u>GEORGINA MACKU de SOSA</u>	
17.	<u>MARIE JOHNSON</u>	<u>PETER JOHNSON</u>	29
18.	<u>JENNIFER A. WALKER</u>		35
19.	<u>CONSTANCE M. REED</u>	<u>JAMES T. REED</u>	53
20.	<u>CARL F. HOLTZ</u>	<u>MARCELLA C. HOLTZ</u>	13
21.	<u>GAYLE W. CARINI</u>	<u>PAUL CARINI</u>	15
22.	<u>ALEJANDRO A. JARAMILLO</u>	<u>JUDITH B. JARAMILLO</u>	8
23.	<u>MARCIA M. MACPHERSON</u>	<u>GEORGE R. MACPHERSON</u>	41
24.	<u>DAVID G. GARLAND</u>	<u>KATHLEEN S. GARLAND</u>	23
25.	<u>JAMES P. LAWLER</u>	<u>ANITA W. LAWLER</u>	17
26.	<u>CHARLES P. INCLIMA</u>	<u>DEBORAH J. INCLIMA</u>	36
27.	<u>EMISE ALLEN SOUTHGATE</u>		7
28.	<u>FRANK P. PAVIA</u>	<u>DELIA F. PAVIA</u>	31

OWNERS

Unit
No.

29.	<u>Martin R. Wolff</u> MARTIN R. WOLFF	<u>Eileen G. Wolff</u> EILEEN G. WOLFF	<u>43</u>
30.	<u>Lucien J. Valensa</u> LUCIEN J. VALENSA	<u>Jacoba Valensa</u> JACOBA VALENSA	<u>48</u>
31.	<u>Donald A. Delwiche</u> DONALD A. DELWICHE	<u>Jean D. Delwiche</u> JEAN D. DELWICHE	<u>27</u>
32.	<u>Mark E. Menard</u> MARK E. MENARD	<u>Jean M. Menard</u> JEAN M. MENARD	<u>52</u>
33.	<u>Carl W. Edmunds</u> CARL W. EDMUNDS	<u>Rickie R. Edmunds</u> RICKIE R. EDMUNDS	<u>33</u>
34.	<u>Joan E. Page</u> JOAN E. PAGE	<u> </u>	<u>16</u>
35.	<u>Laura L. Ward</u> LAURA L. WARD	<u>G. Dudley Ward</u> G. DUDLEY WARD	<u>4</u>
36.	<u>Richard W. Kozlowski</u> RICHARD W. KOZLOWSKI	<u>Cynthia K. Kozlowski</u> CYNTHIA K. KOZLOWSKI	<u>2</u>
37.	<u>Thomas L. Johnson</u> THOMAS L. JOHNSON	<u>Belinda Y. Johnson</u> BELINDA Y. JOHNSON	<u>6</u>
38.	<u>Robert V. Thompson</u> ROBERT V. THOMPSON	<u>Donna L. Thompson</u> DONNA L. THOMPSON	<u>9</u>
39.	<u>Bradley Cole</u> BRADLEY COLE	<u> </u>	<u>32</u>
40.	<u>Bradley Cole</u> BRADLEY COLE	<u> </u>	<u>50</u>
41.	<u>Matthew J. Fairbairn</u> MATTHEW J. FAIRBAIRN	<u>Karen Fairbairn</u> KAREN FAIRBAIRN	<u>34</u>

0 0 0 0 3 2 3 0 1 7 5

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 8th day of September, 1992, before me appeared

BERNDT KROENBERG, FINA KROENBERG, SAREPTA P. OSTRUM, DIANE J. FLAHERTY, ALEJANDRO A. JARAMILLO, PAUL DESBOROUGH, VALERIE DESBOROUGH, GORDON PROCTOR, CHARLENE T. MUNRO, JANICE M. SAYERS, CARL F. HOLTZ, MARCELLA C. HOLTZ, WALTER D. TURNER, HELEN P. TURNER, PAUL CARINI, GAYLE L. CARINI, JAMES P. LAWLER, RICHARD A. SITTS, ELEANOR M. SITTS, DAVID J. GARLAND, KATHLEEN S. GARLAND, RUTH A. ERDMANN, MARIE JOHNSON, JENNIFER A. WALKER, CHARLES P. INCLIMA, GERTRUDE B. WOODS, RICHARD ANDERSON, JOHN A. BRYANT, GEORGE R. MacPHERSON, MARCIA M. MacPHERSON, LEON P. WHEELLESS, JR. WALDINE M. WHEELLESS, MIRIAM A. PEMBERTON, MANUEL A. SOSA, JAMES T. REED, CONSTANCE H. REED, JAMES M. THOMPSON, ANNA H. THOMPSON,

to me known and know to me to be persons referred to in and who signed the foregoing instrument, and they severally acknowledged to me that they signed the same.


Notary Public

CHARLES A. SEDOTA
NOTARY PUBLIC, State of New York
Qualified in Monroe County
No. 4908428
My Commission Expires Oct. 19, 1993

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 11 day of Sept, 1992, before me appeared

ENISE ALLEN SOUTHGATE

to me known and know to me to be persons referred to in and who signed the foregoing instrument, and ~~they~~ ^{she} ~~severally~~ acknowledged to me that ~~they~~ ^{she} signed the same.


Notary Public

BERTRAM A. RAPOWITZ
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires March 30, 1993

0 0 0 0 3 2 3 0 1 7 5

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 12th day of September, 1992, before me appeared

DONALD A. DELWICHE, JEAN D. DELWICHE, FRANK P. PAVIA, DELIA F. PAVIA, MARVIN R. WOLFF, EILEEN G. WOLFF, JACOB VALENSA, MARK E. MENARD, JEAN M. MENARD

to me known and know to me to be persons referred to in and who signed the foregoing instrument, and they severally acknowledged to me that they signed the same.


Notary Public


GEOFFREY K. RESNICK
Notary Public in the State of New York
MONROE COUNTY, N.Y.
Commission Expires 8-28-93

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 3rd of October, 1992, before me appeared

PETER JOHNSON

to me known and know to me to be a person referred to in and who signed the foregoing instrument, and he acknowledged to me that he signed the same.


Notary Public
Eric Carbett
Notary Public
State of New York
Qualified Monroe County
My Commission Expires: July 31, 1994

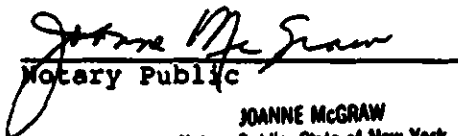
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STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 24 day of October, 1992, before me appeared

JO-ANNE GULIAN

to me known and known to me to be a person referred to in and who
signed the foregoing instrument, and she acknowledged to me that
she signed the same.


Notary Public

JOANNE MCGRAW
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires March 30, 1993
7-31-92

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 14th day of October, 1992, before me appeared

RICHARD W. KOZLOWSKI, CYNTHIA K. KOZLOWSKI, G. DUDLEY WARD, LAURA
L. WARD, BELINDA Y. JOHNSON, JUDITH B. JARAMILLO, ROBERT V. THOMPSON,
DONNA L. THOMPSON, JOAN E. PAGE, ANITA W. LAWLER, PIETRO DATTOLO,
CARL W. EDMUNDS, RICKIE R. EDMUNDS, LUCIEN J. VALENSA,

to me known and known to me to be persons referred to in and who
signed the foregoing instrument, and they severally acknowledged
to me that they signed the same.


Notary Public

GEOFFREY K. RESNICK
Notary Public in the State of New York
MONROE COUNTY, NY
Commission Expires 02-28-93

0 0 0 0 3 2 0 0 1 7 3

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

November

On the 2nd day of ~~October~~, 1992, before me appeared
THOMAS L. JOHNSON, MATTHEW J. FAIRBAIRN, KAREN FAIRBAIRN,
DEBORAH J. INCLIMA, and BRADLEY COLE _____

to me known and known to me to be persons referred to in and who
signed the foregoing instrument, and they severally acknowledged
to me that they signed the same.


Notary Public

GEOFFREY K. RESNICK
Notary Public in the State of New York
MONROE COUNTY, N.Y.
Commission Expires 02-28-93

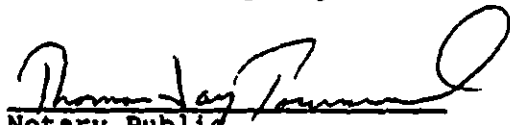
STATE OF WISCONSIN)
COUNTY OF ROCK ss:

November

On the 4TH day of ~~October~~, 1992, before me appeared

-----WILLIAM J. FLAHERTY-----

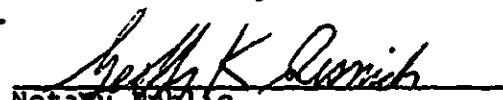
to me known and known to me to be ^a persons referred to in and who
signed the foregoing instrument, and they ~~severally~~ acknowledged
to me that they signed the same.


Notary Public

My Commission Expires 15 Feb. 93

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On the 12th day of November, 1992, before me
appeared GEORGIA ^{Mack} SOSA to me known and known
to me to be a person referred to in and who signed the
foregoing instrument, and she acknowledged to me
that she signed the same.


Notary Public
GEOFFREY K. RESNICK
Notary Public in the State of New York
MONROE COUNTY, N.Y.
Commission Expires 02-28-93