

**FIRST AMENDMENT TO BY-LAWS
OF PACKETT'S GLEN CONDOMINIUM**

This is the First Amendment to the By-Laws of the Packett's Glen Condominium. The original Declaration and By-Laws were recorded on February 18, 1986 in Liber 6859 of Deeds at page 210 in the Monroe County Clerk's Office. The By-Laws are hereby amended as follows:

1. Article II, paragraph B, concerning the term of the Board of Managers shall be amended to read as follows:

"Each Manager shall serve for two years. In order to have staggered terms of office, at the next annual meeting after the date of this amendment, three Managers shall be elected to a two year term and two Managers shall be elected to a one year term. Thereafter, all Managers shall be elected for a two year term.

2. Article II, paragraph C shall be amended to read as follows:

"Any Manager may be removed for cause by a majority of the Unit Owners present at an Owner's meeting, duly called and held, at which a quorum is present in person or by proxy."

3. Article II, paragraph F(6) shall be amended to read as follows:

"To adopt rules and regulations governing the conduct of the Owners which shall bind all Owners after they have been notified of same in writing and to impose penalties for the violation of same after two written notices of the violation, which fines shall be at least \$25 per day, with each day of continued violation being a separate violation. Said fines may be enforced as if they were unpaid common charges, including the filing of a lien"

4. Article II, paragraph F (11) shall be amended to read as follows:

"To pay the cost of all heat, electricity, water, sewer and other utility services, including cable television service and internet service, rendered to the Condominium and not billed directly to the Unit Owners. "

5. Article II, paragraph H shall be amended to have the first sentence read as follows:

"A quorum at a meeting of the Board of Managers shall consist of the presence of three (3) or more Managers at such meeting."

6. Article IV, paragraph (F) shall be amended to have the first sentence read as follows:

"Each Unit shall be entitled to the number of votes corresponding to its percentage of Common Interest in the Condominium at every meeting of Unit Owners."

The balance of paragraph (F) shall be eliminated.

7. Article IV, Paragraph G shall be amended to have the first sentence read as follows:

“A quorum at any annual or special meeting of Unit owners shall consist of at least 51% of the authorized votes of all Unit owners present in person or by proxy.”

8. Article IV, paragraph (I) (2) shall be amended to read as follows:

“The Managers shall be elected to the Board of Managers by a plurality of the votes cast by the Unit Owners at the annual meeting, counting the votes as set forth in Article IV, paragraph “F”. Each Manager so elected must be a Unit owner or the spouse/partner of a Unit Owner who resides in the Unit.”

9. Article VI, paragraph (A) (10) shall be amended to read as follows:

“Except for:

- a. one dog or;
- b. one dog and one indoor cat; or
- c. one or two indoor cats; and/or
- d. fish ; and/or
- e. birds kept in a cage

no animals, birds, reptiles or insects belonging to an Owner or tenant of a Unit shall be kept or maintained in any Unit or other portion of the Property except with the consent of the Board of Managers which may, from time to time, (i) impose reasonable rules and regulations setting the type and number of animals, birds or insects and (ii) prohibit certain types of animals, birds or insects entirely. In any event, dogs must be on a leash and must be on a leash with a responsible person when in the Common Elements, inside or outside of the Building. The Board of Managers shall have the right to require any Owner, any tenant of any Owner or any family member or guest of any Owner or tenant to permanently remove of any animal, bird or insect, if, in the opinion of the Board of Managers, acting in its sole discretion, such animal, bird or insect is creating a nuisance because, e.g. the Owner does not clean up after the animal, the animal is too noisy or the animal is not properly controlled.”

10. Article VI, paragraph (A) shall add a new paragraph 11 to read as follows:

“There shall be no smoking or carrying of a lighted smoking apparatus in the common areas inside of the Building. “

11. Article VI, paragraph (A) shall have a new paragraph 12 to read as follows:

“No garages shall be leased or assigned to any person or entity that is not an Owner of a Unit or their spouse or partner or member of their immediate family. No garages shall be leased or assigned for commercial use. If any garages are used by anyone other than the Owner of a Unit, the Owner shall be responsible for any damage done to the Condominium or other Unit Owners due to the acts of the user.”

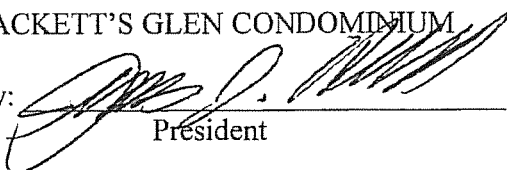
12. Article VII shall be amended to have paragraph B read as follows:

“A resolution to adopt a proposed amendment must receive the affirmative vote of 66 2/3% in number and Common Interest of the Unit Owners.”

IN WITNESS WHEREOF this By-Law amendment has been executed on May 8, 2012.

PACKETT'S GLEN CONDOMINIUM

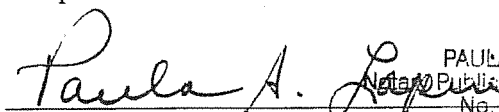
By:



President


STATE OF NEW YORK)
COUNTY OF MONROE) ss:

On this 8th day of May, 2012, before me the undersigned, a notary public in and for said state, personally appeared James Howell personally known to me or approved 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 she executed the same in her capacity and that by her signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.



Notary public PAULA A. LAPIN
Notary Public, State of New York
No. 4927286
Qualified in Onondaga County
Commission Expires June 30, 20 14

The undersigned Secretary of the Packett's Glen Condominium Association hereby certifies that the above Amendment to the By-Laws was approved by 20 unit owners. Signature page are on file with the Condominium.



Secretary