



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

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



BOOK/PAGE: 13226 / 376
INSTRUMENT #: 202603459338

Receipt#: 4571844
Clerk: ED
Rec Date: 08/28/2026 02:29:11 PM
Doc Grp: D
Descrip: AMENDMENT TO DECLARATION
Num Pgs: 4
Rec'd Frm: Woods Oviatt Gilman LLP - Real Estate

Party1: AUDUBON TRAIL ASSOCIATION INC
Party2: AUDUBON TRAIL ASSOCIATION INC
Town: IRONDEQUOIT - 263400

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00

Sub Total: 65.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 65.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1610
Transfer Tax
Consideration: 1.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

State of New York

MONROE COUNTY CLERK'S OFFICE
WARNING – THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH OR REMOVE

JAMIE ROMEO

MONROE COUNTY CLERK

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

This is the First Amendment to Declaration of the Audubon Trail Association, Inc. which was originally filed in the Monroe County Clerk's Office on August 24, 2005 in Liber 10175 of Deeds at page 134.

The Declaration of the Audubon Trail Association, Inc. (the "Declaration") is hereby amended to add a section 10.21 as follows:

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

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

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

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

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

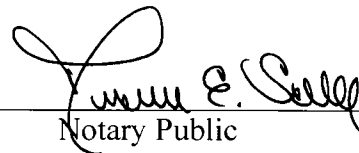
AUDUBON TRAIL ASSOCIATION, INC.

By: 
Steve Goldman, President of the Board of
Directors

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

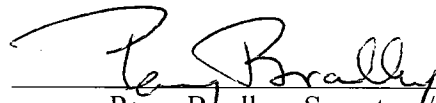
On the 25th day of August in the year 2026 before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Goldman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged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

MICHELLE E. SCHELL
Notary Public - State of New York
No. 01SC6377632
Qualified in Monroe County
Commission Expires 07/09/2030



Notary Public

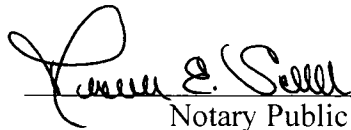
The undersigned, Secretary of the Audubon Trail Association, Inc., hereby certifies that the above First Amendment to the Declaration was approved by two-thirds (2/3) of all Lots subject to the Declaration. Signature pages are on file with the Association.



Perry Bradley, Secretary/ Treasurer

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

On the 25th day of August in the year 2026 before me, the undersigned, a Notary Public in and for said State, personally appeared Perry Bradley, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name subscribed 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.



Notary Public

MICHELLE E. SCHELL
Notary Public - State of New York
No. 01SC6377632
Qualified in Monroe County
Commission Expires 07/09/2030

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND located in the Town of Irondequoit, Monroe County, New York, as the same is shown on a map entitled The Preserve of Audubon Trail, filed in the Monroe County Clerk's Office on September 10, 2004, in Liber 321 of Maps, at page 59, ***excepting and reserving*** therefrom Lots/Units 1-28, inclusive, as shown on said map. Being and intending to describe the common area of the subdivision intended to be owned and managed by the Guarantee.

Audubon Trail, Irondequoit, Monroe County, New York (Tax Account No. 077.13-4-39)