

**AMENDMENT TO THE DECLARATION AND BY-LAWS OF
THE ENCLAVE AT SABLE OAKS HOMEOWNERS ASSOCIATION, INC.**

This Amendment is made as of the 28 day of ^{July} June, 2020 to the Declaration of Covenants, Conditions and Restrictions, Easements and Liens which includes the By-Laws, hereinafter referred to as the "Declaration", of the Enclave at Sable Oaks Homeowners Association, Inc. which is located at Penfield Road in the Town of Penfield, County of Monroe and State of New York.

WHEREAS, the Enclave at Sable Oaks Homeowners Association, Inc. was formerly known as Ellison Heights Homeowners Association, Inc.; and

WHEREAS, the unit owners assembled at the Association's 2020 annual meeting on June 2, 2020, which meeting was duly called in conformance with the By-Laws of the Association; and

WHEREAS, by general proclamation, the Board of Directors was tasked with reviewing and offering suggestions for changes to the Declaration clarifying certain insurance coverages; and

WHEREAS, a vote of the owners in the Association for the adoption of this Declaration and By-Laws Amendment was duly taken at the annual meeting on June 2, 2020; and

WHEREAS, by said vote, the required percentage of at least 80% of the owners of the Lots have voted in favor of adopting this amendment.

NOW, THEREFORE, be it resolved that the following Amendment to the Declaration and the By-Laws is hereby declared effective and adopted as of June 2, 2020;

1. The Declaration is amended by revising Article VII by inserting "A" before the first paragraph and the subparagraphs thereafter are renumbered "(i), (ii), and (iii)."

2. A new paragraph "B" is inserted in Article VII of the Declaration by inserting the following language: **The maintenance, repair and replacement of the interior of a homeowners unit (meaning from the unfinished interior walls to the unfinished floor and ceiling and opposite unfinished interior walls) shall be the responsibility of the homeowner, and unless damage is caused to the interior of such unit by a failure of the Association to either properly maintain or repair the exterior of such unit, the homeowner is responsible for repairing any interior damage to the unit. Homeowners are reminded that the Association has no obligation and will not obtain insurance coverage on the personal property of a**

homeowner. Homeowners are strongly encouraged to obtain their own insurance coverages on their personal property and also for general liability.

3. The By-Laws of the Association are hereby amended by inserting in Article V a new paragraph "A" which includes the exact same language as stated above.

All other terms of the Declaration and By-Laws, except as modified herein, are hereby ratified and confirmed.

This Amendment to the Declaration and the By-Laws has been duly adopted by not less than 80% of all unit owners of the Association.

This 28th day of ~~June~~ ^{July}, 2020

Henry C. Constantine
Secretary

IN WITNESS WHEREOF the undersigned being the Secretary of the Board of Directors of The Enclave at Sable Oaks Homeowners Association sets his/her hand and seal this 28th day of JULY, 2020.

Henry C. Constantine
Secretary, Board of Directors

STATE OF NEW YORK}

COUNTY OF MONROE} ss.:

On the ___ day of _____, in the year 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

James A. Mickles
Notary Public

JAMES A. MICKLES
Notary Public
State of New York Monroe County
Lic. #01M14869478
My Commission Expires 8/25/2022

IN WITNESS WHEREOF, the undersigned, being the President of the Board of Directors of The Enclave at Sable Oaks Homeowners Association, sets his/her hand and seal this 28 day of July, 2020.

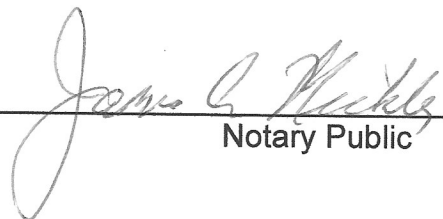


President, Board of Directors

STATE OF NEW YORK}

COUNTY OF MONROE} ss.:

On the 28 day of July, in the year 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeanne Phillips, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.



Notary Public

JAMES A. MICKLES
Notary Public
State of New York Monroe County
Lic. #01MI4869478
My Commission Expires 8/25/20 22