

AMENDMENT
OF
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
OF SUMNOL REALTY CORP.

WHEREAS, Sumnol Realty Corporation, a New York Corporation with its principle office at 48 South Estate Drive, Webster, New York, as Declarant, recorded a Declaration of Covenants, Conditions and Restrictions in the office of the County Clerk of Monroe County in Liber 5782 of Deeds, Page 200 on the 4th day of April, 1980; and

20809

WHEREAS, such Declaration encumbers certain real property known as Phase IV, Summit Knolls Subdivision in the Town of Webster and imposes certain easements, restrictions, covenants and conditions for the purpose of protecting the value and desirability of those lots contained within Summit Knolls, Phase IV; and

WHEREAS, lots in the above subdivision are sold together with a membership in Sumnol Homeowners Association, Inc.; and

WHEREAS, in accordance with Article X, Section 3 of the Declaration, and amendment to the Declaration requires the signature of not less than 90 percent of the lot owners; and

WHEREAS, the lot owners, having been given a due notice, desire to amend the Declaration.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, the Declaration is amended as follows:

1. Sections 8 and 2 of Articles 4 and 5, respectively, are amended as follows:

RECORDED
APR 21 AM 10 21
CLERK'S OFFICE

ARTICLE 4, SECTION 8

The second sentence of Article 4, Section 8 shall read:

"If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10%) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment."

ARTICLE 5, SECTION 2

Article 5, Section 2 shall read:

"Premiums for insurance obtained by the Board of Directors as provided hereinabove shall be billed directly to the townhouse unit owner and shall not be a part of the common assessment or expense of the Association."

2. Section 6 shall be added to Article 10, it shall read:

"FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

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

On the 10th day of April, 1981, before me personally came Charlene Barnett to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Karen Albright
Notary Public
KAREN ALBRIGHT
Notary Public in the State of New York
Appointed in Ontario County
My Commission Expires March 30, 1983

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

On the 15th day of April, 1981, before me personally came Eileen Marie Masters to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Karen Albright
Notary Public
KAREN ALBRIGHT
Notary Public in the State of New York
Appointed in Ontario County
My Commission Expires March 30, 1983

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

On the 15th day of April, 1981, before me personally came Gale H. Martin to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Karen Albright
Notary Public
KAREN ALBRIGHT
Notary Public in the State of New York
Appointed in Ontario County
My Commission Expires March 30, 1983

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

On the 15th day of April, 1981, before me personally came Robert W. Ireland to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Karen Albright
Notary Public
KAREN ALBRIGHT
Notary Public in the State of New York
Appointed in Ontario County
My Commission Expires March 30, 1983

PROJECT: SUMMIT KNOLLS - WEDSTER, NEW YORK

LOT#	STREET	MKT. VALUE	TAX ACC. NO.
172	SOUTH ESTATE DR.	10K	2896-593
175	SOUTH ESTATE DR.	10K	2896-604
176	SOUTH ESTATE DR.	10K	2896-603
177	SOUTH ESTATE DR.	10K	2896-602
178	SOUTH ESTATE DR.	10K	2896-601
201	SOUTH ESTATE DR.	13K	2896-518
204	SOUTH ESTATE DR.	12K	2896-515
211	SOUTH ESTATE DR.	13K	2896-524
212	SOUTH ESTATE DR.	12K	2896-523
213	SOUTH ESTATE DR.	12K	2896-522
214	SOUTH ESTATE DR.	12K	2896-521
215	SOUTH ESTATE DR.	12K	2896-520
216	SOUTH ESTATE DR.	13K	2896-519
221	SOUTH ESTATE DR.	13K	2896-525
222	SOUTH ESTATE DR.	12K	2896-526
223	SOUTH ESTATE DR.	12K	2896-527
224	SOUTH ESTATE DR.	13K	2896-528
225	SOUTH ESTATE DR.	13K	2896-529
226	SOUTH ESTATE DR.	12K	2896-530
227	SOUTH ESTATE DR.	12K	2896-531
228	SOUTH ESTATE DR.	13K	2896-532
231	SOUTH ESTATE DR.	13K	2896-538
232	SOUTH ESTATE DR.	12K	2896-537
233	SOUTH ESTATE DR.	12K	2896-536
234	SOUTH ESTATE DR.	12K	2896-535
235	SOUTH ESTATE DR.	12K	2896-534
236	SOUTH ESTATE DR.	13K	2896-533
241	SOUTH ESTATE DR.	13K	2896-544
242	SOUTH ESTATE DR.	12K	2896-543
243	SOUTH ESTATE DR.	12K	2896-542
244	SOUTH ESTATE DR.	12K	2896-541
245	SOUTH ESTATE DR.	12K	2896-540
246	SOUTH ESTATE DR.	13K	2896-539
251	SOUTH ESTATE DR.	13K	2896-545
252	SOUTH ESTATE DR.	12K	2896-546
253	SOUTH ESTATE DR.	12K	2896-547
254	SOUTH ESTATE DR.	12K	2896-548
255	SOUTH ESTATE DR.	12K	2896-549
256	SOUTH ESTATE DR.	13K	2896-550
161	WYCLIFF DRIVE	13K	2896-600
162	WYCLIFF DRIVE	12K	2896-599
163	WYCLIFF DRIVE	12K	2896-598
164	WYCLIFF DRIVE	12K	2896-597
165	WYCLIFF DRIVE	12K	2896-596
166	WYCLIFF DRIVE	13K	2896-595
171	WYCLIFF DRIVE	10K	2896-594
172	WYCLIFF DRIVE	10K	2896-593
173	WYCLIFF DRIVE	10K	2896-592
174	WYCLIFF DRIVE	10K	2896-591
175	WYCLIFF DRIVE	10K	2896-590

176	WYCLIFF DRIVE	10K	2896-589
177	WYCLIFF DRIVE	10K	2896-588
178	WYCLIFF DRIVE	10K	2896-587
179	WYCLIFF DRIVE	10K	2896-586
180	WYCLIFF DRIVE	10K	2896-585
181	WYCLIFF DRIVE	10K	2896-584
182	WYCLIFF DRIVE	10K	2896-583
183	WYCLIFF DRIVE	10K	2896-582
184	WYCLIFF DRIVE	10K	2896-581
185	WYCLIFF DRIVE	10K	2896-580
186	WYCLIFF DRIVE	10K	2896-579
187	WYCLIFF DRIVE	13K	2896-578
188	WYCLIFF DRIVE	12K	2896-577
189	WYCLIFF DRIVE	12K	2896-576
190	WYCLIFF DRIVE	12K	2896-575
191	WYCLIFF DRIVE	12K	2896-574
192	WYCLIFF DRIVE	12K	2896-573
193	WYCLIFF DRIVE	12K	2896-572
194	WYCLIFF DRIVE	13K	2896-571
195	WYCLIFF DRIVE	10K	2896-570
196	WYCLIFF DRIVE	10K	2896-569
197	WYCLIFF DRIVE	10K	2896-568
198	WYCLIFF DRIVE	10K	2896-567
199	WYCLIFF DRIVE	10K	2896-566
200	WYCLIFF DRIVE	10K	2896-565
201	WYCLIFF DRIVE	10K	2896-564
202	WYCLIFF DRIVE	10K	2896-563
203	WYCLIFF DRIVE	13K	2896-562
204	WYCLIFF DRIVE	12K	2896-561
205	WYCLIFF DRIVE	12K	2896-560
206	WYCLIFF DRIVE	13K	2896-559
207	WYCLIFF DRIVE	13K	2896-558
208	WYCLIFF DRIVE	12K	2896-557
209	WYCLIFF DRIVE	12K	2896-556
210	WYCLIFF DRIVE	13K	2896-555
211	WYCLIFF DRIVE	10K	2896-554
212	WYCLIFF DRIVE	10K	2896-553
213	WYCLIFF DRIVE	10K	2896-552
214	WYCLIFF DRIVE	10K	2896-551

89 UNITS

1,023K

PROJECT

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

On the 15th day of April, 1981, before me personally came Renneth T. Burk to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Karen Albright
Notary Public

KAREN ALBRIGHT
Notary Public in the State of New York
Appointed in Ontario County
My Commission Expires March 20, 1983

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

On the _____ day of _____, 1981, before me personally came _____ to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Notary Public

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

On the _____ day of _____, 1981, before me personally came _____ to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

Notary Public

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

On the _____ day of _____, 1981, before me personally came _____ to me known to be the individual described in and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State of New York
Monroe County, ss

Recorded on this 24th day of _____, 1981, at _____
Notary Public

April 1981

11:21 o'clock A.M. in libe

5964 of Deeds

Page 50 and examined

Assessor

MONROE COUNTY CLERK

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