

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

ROCHESTER, NY

Receipt # 1178735

Index DEEDS

Book 11485 Page 477

No. Pages : 4

Instrument AMENDMENT TO DECLARATION

Date : 12/30/2014

Time : 01:48:43PM

Control # 201412300479

TT # TT0000008016

Ref 1 #

Employee : TracyC

Return To:

JASON DIPONZIO
420 REYNOLDS ARCADE BUILDING
16 EAST MAIN STREET
ROCHESTER, NY 14614-

RIVERS RUN HOMEOWNERS ASSOCIATION INC

COUNTY FEE TP584	\$	5.00
MISCELLANEOUS COUNTY FEE	\$	0.00
COUNTY FEE NUMBER PAGES	\$	15.00
RECORDING FEE	\$	45.00
STATE FEE TRANSFER TAX	\$	0.00

Total \$ 65.00

State of New York

TRANSFER AMT

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.

TRANSFER AMT

\$1.00

CHERYL DINOLFO
MONROE COUNTY CLERK



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**SECOND AMENDMENT TO DECLARATION OF
THE RIVERS RUN HOMEOWNERS ASSOCIATION, INC.**

This is the Second Amendment to the Declaration of the Rivers Run Homeowners Association, Inc., which Declaration was originally filed in the Monroe County Clerk's Office on August 18, 2006 in Liber 10343 of Deeds at page 514. A First Amendment to Declaration was filed in the Monroe County Clerk's Office on October 11, 2011 in Liber 11050 of Deeds at Page 283. A Correction First Amendment to Declaration was filed in the Monroe County Clerk's Office on December 24, 2014 in Liber 11484 of Deeds at Page 484. The Association is located at 50 Fairwood Drive, Town of Henrietta and a legal description of the property is attached as Exhibit A.

The Declaration of the Rivers Run Homeowners Association, Inc. is hereby amended to add the following paragraph, to be enumerated as Article VIII, Paragraph D(10):

No Owner may lease a Property in the development unless approval of the Board of Directors (the "Board") of the Rivers Run Homeowners Association, Inc. (the "Association") is obtained, and subject to the following restrictions:

- (a) No more than 10% of the homes in the Association may be leased at any one time;
- (b) An initial lease term must be written for at least 12 months;
- (c) Only the entire home (not rooms or portions of the home) may be leased;
- (d) Every lease must contain a clause by which the Tenant agrees to abide by the Offering Plan, Declaration, By-Laws and the Rules and Regulations of the Association;
- (e) The Unit shall be used for single family residential purposes only, by qualified occupants defined as a single person 55 years of age or older; a couple, one of which is 55 years of age or older. In addition, one adult child, 21 years of age or older may reside with a qualified parent;
- (f) A request for relief from the requirements of paragraphs (a) or (b) of this paragraph may be presented to the Board for consideration in accordance with the Rules

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and Regulations of the Association and upon demonstration of extenuating circumstances.

Except as otherwise amended, the Declaration of the Rivers Run Homeowners Association, inc. is hereby affirmed and in full force and effect.

RIVERS RUN HOMEOWNERS ASSOCIATION, INC.

By: Howard Maslich
Howard Maslich, President

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

On this 10th day of December 2014, before me the undersigned, a notary public in and for said state, personally appeared Howard Maslich, 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 he executed the same in his capacity and that by his signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

Jamce A. Mast
Notary Public

JAMCE A. MAST
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NA6272071
Qualified in Monroe County
Commission Expires November 13, 2016

I hereby certify that on September 2, 2014, at a meeting of members at which a quorum was present, the above amendment was approved by 80% of the Owners.

RIVERS RUN HOMEOWNERS ASSOCIATION, INC.

By: Wanda Fischer
Wanda Fischer, Secretary

EXHIBIT A

ALL THAT TRACT OF PARCEL OF LAND situate in the Town of Henrietta, County of Monroe and State of New York more particularly described as Lot R-69A and Blocks 1-18 of the Rivers Run Subdivision, Section 2, as shown on the map filed in the Monroe County Clerk's Office in Liber 340 at page 85.

TOGETHER with the right of ingress and egress over that part of lot 68 designated "50' wide ingress/egress easement" as shown on the same map.

ALSO, TOGETHER with the right of ingress and egress as set forth in the permanent easement from Rochester Institute of Technology to Rivers Run, LLC dated March 15, 2006 and recorded March 15, 2006 in the Monroe county Clerk's Office in Liber 10269 at page 562.