

AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS OF THE  
BRANDON WOODS HOMEOWNERS ASSOCIATION, INC.

WHEREAS, a certain Declaration of Covenants, Conditions, Restrictions and Easements - Brandon Woods ("the Declaration") was dated and recorded on the 13th day of July, 2009, in the Monroe County Clerk's Office in Liber 10766 of Deeds at page 279, and;

WHEREAS, a copy of this amendment was sent to all Owners at least fifteen (15) days prior to the date set for voting, or has waived such notice in writing, and;

WHEREAS, pursuant to Article XI, Section 3 of the Declaration, it is agreed upon the consent in writing of not less than fifty (50) percent of all Owners, to amend said Declaration as hereinafter provided; and

WHEREAS, this proposed Amendment will not substantially affect the interests of any lending institution holder of a mortgage on any Lot, and therefore, no notice of this proposed Amendment was given to any such mortgage holder; and

NOW, THEREFORE, BE IT RESOLVED, that said Declaration be and the same hereby is amended as follows:

Article XI - General Provisions - Section 1, Enforcement is amended to add the following additional text in a separate paragraph:

**In addition or as an alternative to an action at law or suit in equity, the Board of Directors of the Association may, with respect to any violation of this Declaration or the By-Laws or Rules and Regulations of the Association or of any Committee of the Association, and after affording the alleged violator a reasonable opportunity to appear and be heard, establish monetary and non-monetary penalties, the amount and/or severity of which shall be reasonably related to the violation and to the aim of deterring similar future violations by the same or any other person. Monetary penalties imposed against a Lot Owner or occupant of a Lot shall be deemed a Special Assessment against the Owner of such Lot and, as such, shall be a charge and continuing lien upon such Lot, shall constitute a personal obligation of the Lot Owner, and shall be collectible in the same manner as Assessments under Article V of this Declaration.**

RECORDED  
Time 10:00

DEC 14 2020

Monroe County Clerk's Office

CERTIFICATION

1. This Amendment has been adopted in full compliance with Article XI of the Declaration, and the consents required therefore have been received and filed with the Board.
  
2. A notice containing a copy of the proposed amendment was sent to all members at least fifteen (15) days prior to the date set for voting.

IN WITNESS WHEREOF, the undersigned being all of the Members of the Brandon Woods Homeowners Association, Inc. Board of Directors, cause this Certification of Amendment to be signed this 24 day of November, 2020.

BRANDON WOODS HOMEOWNERS ASSOCIATION, INC.

By: [Signature]

By: [Signature]

By: [Signature]

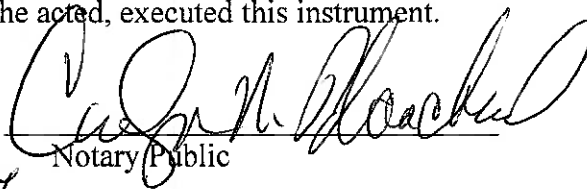
By: [Signature]

By: [Signature]

STATE OF NEW YORK )  
)  
COUNTY OF MONROE )

On this 24 day of November 2020, before me, the undersigned, personally appeared Lori Seely-Heckleman, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person on behalf of which he acted, executed this instrument.

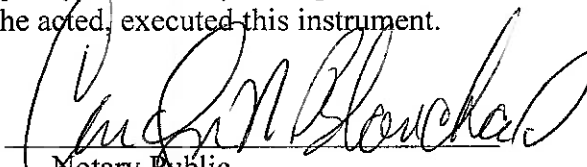
CAROLYN M. BLANCHARD  
Notary Public, State of New York  
No. 01BL6111382  
Qualified in Monroe County  
Commission Expires June 7, 2024

  
\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
)  
COUNTY OF MONROE )

On this 24 day of November 2020, before me, the undersigned, personally appeared Carolyn Marcuccio, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person on behalf of which he acted, executed this instrument.

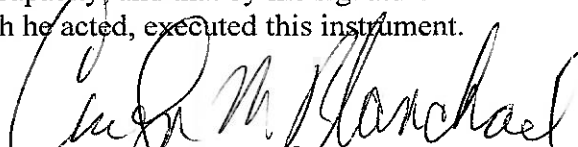
CAROLYN M. BLANCHARD  
Notary Public, State of New York  
No. 01BL6111382  
Qualified in Monroe County  
Commission Expires June 7, 2024

  
\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
)  
COUNTY OF MONROE )

On this 24 day of November 2020, before me, the undersigned, personally appeared Mercedes Skidmore, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person on behalf of which he acted, executed this instrument.

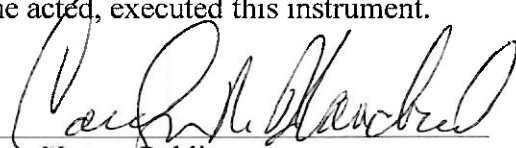
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\_\_\_\_\_  
Notary Public

STATE OF NEW YORK )  
 )  
COUNTY OF MONROE )

On this 24 day of November 2020, before me, the undersigned, personally appeared Darlene Jennejohn, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person on behalf of which he acted, executed this instrument.

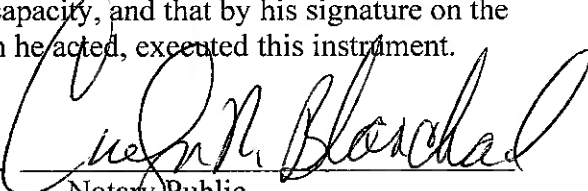
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Commission Expires June 7, 2024

  
Notary Public

STATE OF NEW YORK )  
 )  
COUNTY OF MONROE )

On this 24 day of November 2020, before me, the undersigned, personally appeared Elaine Gregory, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person on behalf of which he acted, executed this instrument.

CAROLYN M. BLANCHARD  
Notary Public, State of New York  
No. 01BL6111382  
Qualified in Monroe County  
Commission Expires June 7, 2024

  
Notary Public

AMENDMENT TO THE DECLARATION OF  
BRANDON WOODS HOMEOWNERS ASSOCIATION, INC.

DATED: *November 24*, 2020

BY: RONALD S. SHUBERT, ESQ.  
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ROCHESTER, NY 14614-1935  
716-847-5491

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