



ANTHONY J. ADAMS, JR., ESQ., PARTNER
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December 10, 2019

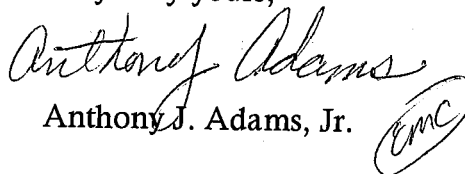

Michelle Alvaro
Property Manager
Kenrick Corporation
3495 Winton Place, D-4
Rochester, NY 14623

RE: Bristol Harbour Condo II

Dear Ms. Alvaro:

Enclosed please find the filed Certificate of Amendment to Declarations and By-Laws for Bristol Harbour Village Condominium II.

Very truly yours,


Anthony J. Adams, Jr. 

AJA/emc
Enclosure



DEC - 9 2019



Ontario County Clerk Recording Page

Return To

ANTHONY J ADAMS JR ESQ
ADAMS LECLAIR LLP
28 E MAIN ST STE 1500
ROCHESTER, NY 14614

Matthew J. Hoose, County Clerk

Ontario County Clerk
20 Ontario Street
Canandaigua, New York 14424
(585) 396-4200

Document Type: **DECLARATION**

Receipt Number: 474100

Grantor (Party 1)
BRISTOL HARBOUR VILLAGE CONDOMINIUM II

Grantee (Party 2)

Fees	
Recording Fee	\$20.00
Pages Fee	\$15.00
State Surcharge	\$20.00
Notation Fee	\$0.50
Total Fees Paid:	\$55.50

Control #: 201912040181

Refers To
D 01153 0522

State of New York
County of Ontario

Recorded on December 4th, 2019 at 3:34:21 PM
in Liber **01441** of **Deeds**
beginning at page **0235**, ending at page **0237**, with a
total page count of **3**.

Ontario County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

CERTIFICATE OF AMENDMENT TO DECLARATIONS AND BY-LAWS
BRISTOL HARBOUR VILLAGE CONDOMINIUM II

WHEREAS, a certain Amended Declaration of Condominium for the Bristol Harbour Village Condominium II was recorded on December 1, 2005 in the Ontario County Clerk's Office in Liber 1153 of Deeds at Page 522; and

WHEREAS, the By-Laws of the Condominium were attached to the Declaration; and

WHEREAS, both the Declaration and the By-Laws were subsequently amended and filed with the Ontario County Clerk on February 16, 2017, and

WHEREAS, on September 19, 2019, pursuant to Article XII of such By-Laws, 66 2/3 % in number of all Unit Owners at a Meeting of the Unit Owners duly held for such purpose voted to amend the By-Laws as hereinafter set forth; and

NOW, THEREFORE, it is hereby declared that the By-Laws (and to the same extent the Declaration) are amended to provide as follows:

1. Article V, Section 2 is amended to read:

(B) (i) Each Unit owner shall maintain insurance insuring all elements of his/her Unit against property damage from all causes, including, if available, water leakage from, drain back-up and broken pipes, to a value of at least \$40.00 per square foot or such other amount as the Board of Directors may determine by resolution. Such policy shall provide that it may not be cancelled or substantially modified without at least 30 days prior written notice to the Board, which may, at its option, pay any premium necessary to continue the required coverage and may add it to the common charges next assessed against the Unit owner. Upon demand by the Board or its designee a Unit owner shall promptly furnish such proof of insurance as the Board may require.

(ii) Each Unit owner shall maintain general liability insurance against claims for personal injury, death and property damage arising out of such owner's ownership of his/her unit or any act or omission on Condominium property. The limits of such insurance shall be at least one million dollars per occurrence. Such insurance shall name Bristol Harbour Village Condominium Number II, its directors, officers and property managers as additional insureds.

(iii) Each Unit owner is required to annually furnish proof of the insurances required above to the Board of Directors or its property manager (a) on or before January 31, and (b) upon demand by the Board.

2. Article VII, Subdivision (c) is amended to read:

(c) No nuisances shall be allowed on the Condominium property nor shall any use, practice or noise level be allowed which unreasonably interferes with the peaceful possession or proper use of the Condominium property or its residents. This prohibition includes, without limitation, smoking in any common area and causing or permitting the escape of tobacco smoke or any other smoke or vapor from an Owner's unit to any common area or to any other unit.

Dated: ^{Nov.} September 5, 2019

Kathy Wydra

By _____, Secretary

STATE OF NEW YORK)

COUNTY OF ONTARIO) ss.:

On the 5 day of ~~September~~ ^{November}, in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Kathy Wydra, 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 Erti-Alvaro
NOTARY PUBLIC

MICHELLE ERTI-ALVARO
Notary Public - State of New York
No. 01ER6359020
Qualified in Ontario County
My Commission Expires 5/22/2021