

10

AMENDMENT OF DECLARATION OF RESTRICTIONS FOR THE SHADOWLAWN
SUBDIVISION, VILLAGE OF SKANEATELES, NEW YORK, MADE APRIL 3, 1950 AND
RECORDED APRIL 18, 1950 IN BOOK OF DEEDS 1437 AT PAGE 648 IN THE
ONONDAGA COUNTY CLERK'S OFFICE

THIS AGREEMENT, made this 1st day of November, 2003 by and among the
undersigned, a majority of all owners of lots in the Shadowlawn Subdivision:

WHEREAS:

1. C. S. Harding Mott conveyed 16 acres of land, more or less, to Kenneth M. Dunning
and Sarah F. Dunning, his wife (hereinafter "Dunning") by deed recorded in the Onondaga
County Clerk's office on February 5, 1948 in book of deeds 1315 page 510; and.

2. A parcel later described on the Shadowlawn Subdivision as Tract A was conveyed by
Dunning to Charlotte L. Grinnell on November 14, 1949 by deed recorded in the Onondaga
County Clerk's office in book of deeds 1415 at page 292 and is part of the parcel conveyed by
said Mott to Dunning as set forth in paragraph 1. above. The said conveyance from Dunning to
Grinnell did not grant any right to the use of Tract D described on the Shadowlawn Subdivision ;
and

3. A map of the subdivision of the lands of Dunning titled Shadowlawn was filed in the
Onondaga County Clerk's office on November 29, 1949 as map no. 3099 and described Tract A,
Tract C, lots 1-39 and Tract D; and

4. C. S. Harding Mott conveyed an additional twelve (12) foot parcel of land to Dunning
by deed recorded in the Onondaga County Clerk's office on April 18, 1950 in book of deeds 1437
page 645; and.

5. Dunning executed an instrument entitled Declaration of Restrictions for the
Shadowlawn Subdivision on April 3, 1950 and said Declaration was recorded in the Onondaga
County Clerk's office on April 18, 1950 in book of deeds 1437 at page 648 (hereinafter, the 1950
Declaration); and

6. The said Tract C was conveyed by Dunning to Charlotte L. Grinnell by deed recorded
in the Onondaga County Clerk's office on August 1, 1950 in book of deeds 1458 at page 472.
Said deed recited use of Tract D to be established by an agreement to be hereafter entered into
between the lot owners and other owners of land within said subdivision of land designated as
"Shadowlawn"; and

7. A certificate of incorporation of Shadowlawn Lake Shore Corporation, pursuant to the
Membership Corporation Law of the State of New York was made by Dunning and others on
August 17, 1950 and approved by a Justice of the Supreme Court of the Fifth Judicial District on
August 28, 1950; and

T/Ska Shadowlawn

R/Con Book 1437 Page 648

8. The purposes for which the Shadowlawn Lake Shore Corporation was formed was to provide for the preservation, maintenance, beautification and regulation of Tract D in said subdivision in accord with the said 1950 Declaration; and

9. By-Laws of the said Shadowlawn Lake Shore Corporation were adopted and revised from time-to-time; and

10. Paragraph 1. of the said 1950 Declaration provides: "1. The restrictions shall apply to lots 1 to 38 inclusive and any new structures erected on lot no. 39, except additions and alterations to existing buildings thereon.

Tract D is specifically exempted from the restrictions and reserved for community park and beach area for use by all owners of the property in the subdivision, subject to conditions to be hereafter provided."; and

11. Later conveyances of lots 1-39 were made subject to the said 1950 Declaration by the terms of the deeds conveying those parcels; and

12. Paragraph 12 of the said 1950 Declaration provides: "12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part."; and

13. Dunning caused a certificate of incorporation of Shadowlawn Development Corporation, pursuant to the Stock Corporation Law of the State of New York to be made September 10, 1952 and recorded in the Onondaga County Clerk's office in Book of Miscellaneous Records no. 34 at page 27; and

14. Richard M. Tydings made an affidavit subscribed and sworn to on November 13, 1956 stating the loss or destruction of stock certificates of the Skaneateles Lake Shore Corporation issued to the Skaneateles Development Corporation for each lot owned by it at one time; and

15. All actions taken by and documents made by Dunning state their intent to limit the use of Tract D to the fee owner and such fee owner's immediate family of each lot in the Shadowlawn subdivision.

16. Certain fee owners of lots in the Shadowlawn subdivision have permitted non-fee owners to use their property and Tract D in contravention of the said 1950 Declaration and the by-laws of the said Skaneateles Lake Shore Corporation.

17. A majority of the fee owners of the lots in the Shadowlawn Subdivision find that such use by non - fee owners will have adverse impacts on the quiet use and enjoyment of their properties and their use of Tract D as provided in the covenants of their conveyances.

18. A majority of the owners of the lots in the Shadowlawn Subdivision find that it is necessary to take the following action:

a. To change the said 1950 Declaration pursuant to said paragraph 12 thereof and to clarify and state conditions and limitations on the use of said Tract D only by fee owners of the property in said subdivision; and

b. To change the said 1950 Declaration pursuant to said paragraph 12 thereof and to incorporate therein a statement of the permitted uses of said Tract D; and

c. To ratify the actions taken by the Shadowlawn Lake Shore Corporation to date, to amend the by-laws of the Shadowlawn Lake Shore Corporation to provide for the continued and perpetual management of Tract D and to provide detailed regulations to implement the purposes of said Corporation for the preservation, maintenance and beautification of said Tract D.

NOW THEREFORE, in consideration of the foregoing and the mutual promises, conditions and undertakings herein set forth, the parties agree as follows:

Paragraph 1., page 2 of the said 1950 Declaration shall be amended to read as follows:

1. These restrictions shall apply to lots 1 to 38 inclusive and to any new structures erected on lot number 39, except additions and alterations to existing buildings thereon.

Tract D is exempted from the building restrictions contained in this Declaration and shall be reserved for use as a recreation area and for access to Skaneateles Lake only by the fee owners and immediate family members of such fee owners related by blood, adoption or marriage living together in a single dwelling unit and maintaining a common household on a lot within the said subdivision.

Access to the said Tract D and use of the beach shall be restricted to owners of lots in the Shadowlawn Subdivision who are also shareholders of the Shadowlawn Lake Shore Corporation, their immediate family members and invited guests who are accompanied by the host owner(s) and shareholder(s). Immediate family members who may not be resident in the Shadowlawn Subdivision shall not be required to be accompanied by such owners and shareholders to have access to the said Tract D and use of the beach.

The Board of Directors of the Shadowlawn Lake Shore Corporation are hereby authorized to adopt regulations and periodically amend such regulations for access to and use of the said Tract D. Said Directors may adopt regulations for the use of the beach for the year 2003

summer season for those tenants who occupy lots in the Shadowlawn Subdivision for a term equal to or greater than one (1) month. Such authorization shall be restricted to the year 2003 summer season and shall expire on October 1, 2003.

Paragraph 12 shall be amended and shall read as follows:

12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them in perpetuity.

All other provisions of the said 1950 Declaration are hereby confirmed and ratified.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands the day and year first above written.

Shadowlawn Subdivision

Signatures of Lot Owners and Shareholders

Lot Number

Date Signed

NADA S. EL HASSAN
Name Printed Nada S. El Hassan

14

3/17/04

Amin El Hassan
Name Printed Amin El Hassan

14 UO

3/17/04

Name Printed

Name Printed

Name Printed

Name Printed

Name Printed

Name Printed

Name Printed

NANCY E. FULLER
Notary Public, State of New York
Registration No. 4744610
~~Qualified in Cortland County~~
Commission Expires 12/31/05

Nancy E. Fuller
notary

El Hassan
3/17/04

summer season for those tenants who occupy lots in the Shadowlawn Subdivision for a term equal to or greater than one (1) month. Such authorization shall be restricted to the year 2003 summer season and shall expire on October 1, 2003.

Paragraph 12 shall be amended and shall read as follows:

12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them in perpetuity.

All other provisions of the said 1950 Declaration are hereby confirmed and ratified.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands the day and year first above written.

Shadowlawn Subdivision

Signatures of Lot Owners and Shareholders
DOWNS FAMILY JOINT TRUST

Lot Number
LOT 9

Date Signed

Malcolm C. Downs, Jr.
Name Printed MALCOLM C. DOWNS JR

TAX MAP 013-01-41
4/16/04

Name Printed

Nancy S. Murphy
NANCY S. MURPHY
Notary Public, State of New York
No. 01MU4773954
Qualified in Onondaga County
Commission Expires July 31, 2008

Name Printed

Name Printed

Name Printed

Name Printed

Name Printed

Name Printed

Name Printed

summer season for those tenants who occupy lots in the Shadowlawn Subdivision for a term equal to or greater than one (1) month. Such authorization shall be restricted to the year 2003 summer season and shall expire on October 1, 2003.

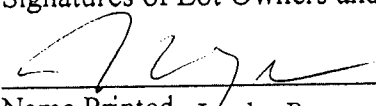
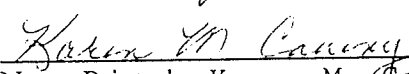
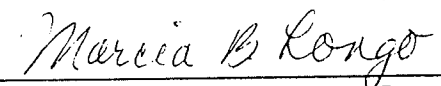
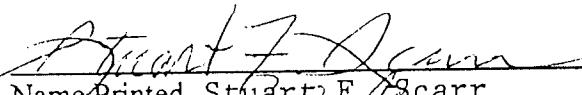
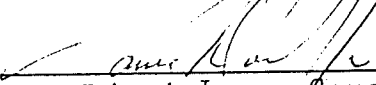
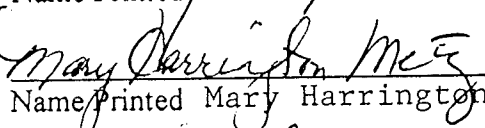
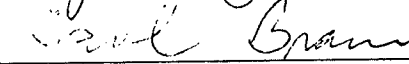
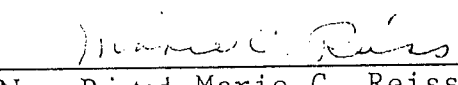
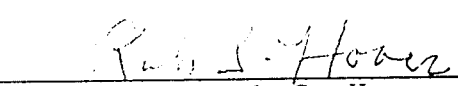
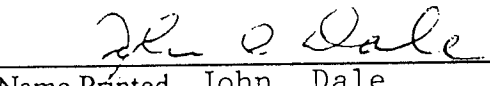
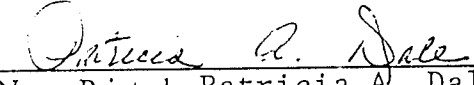
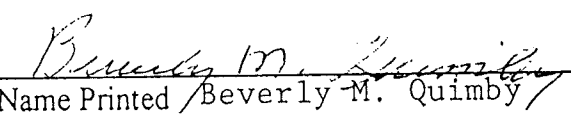
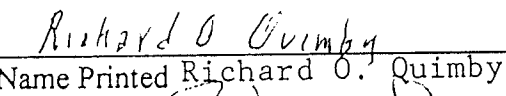
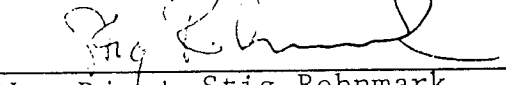
Paragraph 12 shall be amended and shall read as follows:

12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them in perpetuity.

All other provisions of the said 1950 Declaration are hereby confirmed and ratified.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands the day and year first above written.

Signatures of Lot Owners and Shareholders	Shadowlawn Subdivision Lot Number	Date Signed
<u>Anne E. Emperor</u> Name Printed Anne E. Emperor	<u>31</u>	<u>11/1/03</u>
<u>Mary K. Sweetman</u> Name Printed Mary K. Sweetman	<u>19</u>	<u>11/1/03</u>
<u>Mona R. Smalley</u> Name Printed Mona R. Smalley	<u>25</u>	<u>11-1-03</u>
<u>Chester Braun</u> Name Printed Chester Braun	<u>2</u>	<u>11-1-03</u>
<u>J. Dawn Kocsis</u> Name Printed J. Dawn Kocsis	<u>7</u>	<u>11-1-03</u>
<u>John E. May</u> Name Printed John E. May	<u>29</u>	<u>Nov. 1, 2003</u>
<u>Margaret Bersani</u> Name Printed Margaret Bersani	<u>11</u>	<u>11-1-03</u>
<u>Sylvia Price</u> Name Printed Sylvia Price	<u>4</u>	<u>11-1-03</u>
<u>George Kocsis</u> Name Printed George Kocsis	<u>7</u>	<u>11-1-03</u>

Signatures of Lot Owners and Shareholders	Lot Number	Date Signed
 Name Printed Jack Boyce	<u>13</u>	<u>11-1-03</u>
 Name Printed Karen M. Caveny	33 <u>44</u>	<u>11-1-03</u>
 Name Printed Marcia B. Longo	<u>12</u>	<u>11-1-03</u>
 Name Printed Stuart F. Scarr	<u>15</u>	<u>11-1-03</u>
 Name Printed James Couch	<u>30</u>	<u>11/1/03</u>
 Name Printed Mary Harrington Metz	<u>18</u>	<u>11/1/03</u>
 Name Printed Carol Braun	<u>2</u>	<u>13/7/04</u>
 Name Printed Marie C. Reiss	<u>8</u>	<u>3/7/04</u>
 Name Printed Ruth S. Hoover	<u>23</u>	<u>3/7/04</u>
 Name Printed John Dale	<u>26</u>	<u>3/6/04</u>
 Name Printed Patricia A. Dale	<u>26</u>	<u>3/6/04</u>
 Name Printed Beverly M. Quimby	<u>35</u>	<u>3/6/04</u>
 Name Printed Richard O. Quimby	<u>35</u>	<u>3/6/04</u>
 Name Printed Stig Rehnmark	<u>34</u>	<u>3/6/04</u>

Signatures of Lot Owners and Shareholders	Lot Number	Date Signed
<u><i>David L. Caveny</i></u> Name Printed David L. Caveny	<u>33</u>	<u>3-6-04-</u>
<u><i>Delores B. May</i></u> Name Printed TRUDY R. SCARR Delores B. May	<u>29</u>	<u>3-6-04-</u>
<u><i>Trudy R. Scarr</i></u> Name Printed Trudy R. Scarr	<u>15</u>	<u>3-6-04-</u>
<u><i>Richard F. Sweetman</i></u> Name Printed Richard F. Sweetman	<u>19</u>	<u>3-6-04-</u>
<u><i>Frank Bersani</i></u> Name Printed Frank Bersani	<u>11</u>	<u>3-13-04-</u>
<u><i>Margaret Bersani</i></u> Name Printed Margaret Bersani	<u>11</u>	<u>3-13-04-</u>
<u><i>Katherine M. Boyce</i></u> Name Printed Katherine M. Boyce	<u>13</u>	<u>14 Mar 04-</u>
<u><i>Patricia A. Couch</i></u> Name Printed Patricia A. Couch	<u>30</u>	<u>Mar. 14, 2004-</u>
<u><i>Inger Rehnmark</i></u> Name Printed Inger Rehnmark	<u>34</u>	<u>March 25, 2004-</u>
<u><i>Doris Mates</i></u> Name Printed Doris Mates	<u>36</u>	<u>4/6/04-</u>
<u><i>Sieglinde Wikstrom</i></u> Name Printed Sieglinde Wikstrom	<u>38</u>	<u>4/16/04-</u>
<u><i>Mary Cassidy Simpson</i></u> Name Printed Mary Cassidy Simpson	<u>21</u>	<u>4/17/04-</u>
<u><i>Mary Cassidy Simpson</i></u> Name Printed Mary Cassidy Simpson	<u>22</u>	<u>4/17/04-</u>
<u><i>Judith R. Nutting</i></u> Name Printed Judith R. Nutting	<u>39</u>	<u>4.17.04-</u>

Signatures of Lot Owners and Shareholders


Lot Number

Date Signed


Name Printed David Nutting

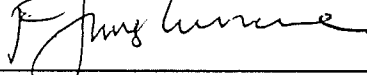
39

4/17/04 -


Name Printed Sharon O. Cirincione

28

4/28/04 -


Name Printed James Cirincione

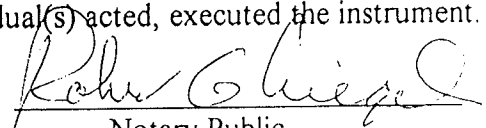
28

4/28/04 -

State of New York
County of Onondaga ss.:

On the 1st day of November in the year 2003 before me, the undersigned, personally appeared Anne E. Emperor, Mary K. Sweetman, Mona R. Smalley, Chester Braun, J. Dawn Kocsis, John E. May, Margaret Bersani, Sylvia Price, George Kocsis, Jack Boyce, Karen M. Caveny, Marcia B. Longo, Stuart F. Scarr, James Couch and Mary Harrington Metz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

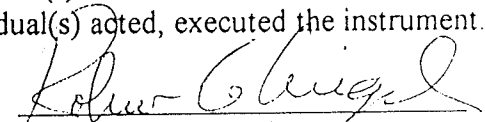
ROBERT G. LIEGEL
NOTARY PUBLIC STATE OF NEW YORK
QUAL. ONON. CO. REG. NO. 02LI7550550
MY COMM. EXP. JULY 31, 2006


Notary Public

State of New York
County of Onondaga ss.:

On March 6, 7, 13, 14 and 22 and April 6, 16, 17 and 28 respectively, in the year 2004 before me, the undersigned, personally appeared Beverly M. Quimby, Richard O. Quimby, Stig Rehnmark, David L. Caveny, Dolores B. May, Richard F. Sweetman, John Dale, Patricia A. Dale, Trudy R. Scarr, Carol Braun, Marie C. Reiss, , Ruth S. Hover, Frank Bersani, Katherine M. Boyce, Patricia A. Couch, Inger Rehnmark, Doris Mates, Sieglinde Wikstrom, Mary Cassidy Simpson, Judith R. Nutting, David Nutting, Sharon Cirincione and James Cirincione personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ROBERT G. LIEGEL
NOTARY PUBLIC STATE OF NEW YORK
QUAL. ONON. CO. REG. NO. 02LI7550550
MY COMM. EXP. JULY 31, 2006


Notary Public

Return To 05445

FAILMEZGER AND LIEGEL
202 North Townsend Street
Syracuse, New York 13203-2369

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - Room 200
Syracuse NY 13202

BOOK 4833 PAGE 160

Phone: 315-435-2226
Fax: 315-435-3455

Submitted by: FAILMEZGER
Document type: A/REST
Grantor: SHADOWLAWN SUBDIVISION
Grantee: SHADOWLAWN SUBDIVISION
Legal desc: SKA SHADOWLAWN
Prop addr:

Receipt: 346242 GV
Instrument: 0616004
Book/Page: 04833/0160
Date filed: 05/28/2004 at 02:15PM
Updated: 06/01/2004 HB
Record and return to:
FAILMEZGER & LIEGEL LAW FIRM
202 N TOWNSEND ST
SYRACUSE NY 13203-2369

RECORDING FEES

Addl pages: 10 x 3.00 \$ 30.00
Addl names: x \$
Addl refs: x \$
Misc: \$
Basic: \$ 8.50
=====

Total: \$ 38.50

MORTGAGE TAX

Mortgage: \$
Basic: \$
Insurance fund: \$
Net add: \$
Misc: \$
=====

Total: \$

MISCELLANEOUS FEES

RMI: \$ 20.00
TP 584: \$
RP5217: \$
Affts: \$

Total: \$ 20.00

DEED TRANSFER TAX

Consideration: \$ 0.00
Transfer tax: \$ 0.00
SWIS: 3150
Map #:

TOTAL PAID: \$58.50
Control no:

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach.
Taxes imposed on this instrument at time of recording were paid.
Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk



D 0 4 8 3 3 0 1 6 0