

AMENDMENT TO DECLARATION AND BY-LAWS
(SCHEDULE D TO DECLARATION)

FILED
MAY 17 2018
ERIE COUNTY
CLERK'S OFFICE

There is a certain Declaration of Condominium, the Central Square Villas Condominium (the Declaration) was recorded October 7, 2009, in the Erie County Clerk's Office in Liber 11170 of Deeds at Page 8656; and amended; and

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

WHEREAS, the undersigned Unit Owners wish to amend the By-Laws of the Condominium; and

WHEREAS, pursuant to Article X of such By-Laws, 66 2/3% of the Unit Owners in number and common interest agreed at said meeting to amend the By-Laws as hereinafter set forth.

NOW, THEREFORE, the undersigned Unit Owners hereby declare that the By-Laws (Schedule D to the Declaration of Condominium) of the Central Square Villas Condominium are amended by adding additional text to Article IX, Section 9.01, as follows:

ARTICLE IX – SELLING, MORTGAGING AND LEASING UNITS

9.01 Selling, Mortgaging and Leasing Units.

Only Unit Owners who hold title to a Unit and are currently renting their Unit as of the recording of this Amendment will have the right to continue leasing their Unit, until the lease term expires, and then the Unit can no longer be leased. Owners that are not leasing their Unit at the time of this Amendment being recorded or once any Unit is conveyed to a subsequent Owner, the Unit may no longer be leased and must be owner occupied.


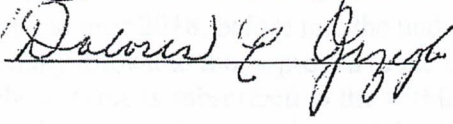
An Owner who has deeded their Unit to another party for estate planning purposes and continues to reside in the Unit will still be considered an Owner for the purpose of that Unit being considered "owner occupied." However, once title to a Unit is transferred to a new Owner after the recording date of this Amendment, the right to lease that Unit ends regardless of whether the prior Owner remains in residence.

Note: New language in bold.

CERTIFICATION OF RECEIPT OF CONSENT
OF OWNERS

The undersigned being _____ all, a majority of the Members of the Board of Managers of CENTRAL SQUARE VILLAS CONDOMINIUM, (the "Condominium") do hereby certify, pursuant to Article XII, Section 12.01 of the Central Square Villas Condominium Declaration recorded in the Erie County Clerk's Office in Liber 11170 of Deeds at page 8656 that:

1. Consents to the above amendment have been received and filed with the Board of Managers;
2. The number of Unit Owners consenting thereto exceeds the minimum number required to amend pursuant to Article X of the Central Square Villas Condominium Bylaws; and
3. No lending institutions required notification of the Amendment.

Box 374-RSS

AMENDMENT TO DECLARATION
(BY-LAWS) - SCHEDULE D TO
DECLARATION

CENTRAL SQUARE VILLAS CONDOMINIUM

DATED: April 26, 2018

Record and return to:
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Doc #01-2967536.1