

**FILED**

APR - 9 2024

**ERIE COUNTY  
CLERK'S OFFICE**

AMENDMENT TO THE DECLARATION  
AND BY-LAWS  
CENTRAL SQUARE VILLAS CONDOMINIUM

WHEREAS, a certain Declaration of Condominium and By-Laws for the Central Square Villas Condominium was recorded on October 7, 2009, in the Erie County Clerk's Office in Liber 11170 of Deeds at Page 8656; and

WHEREAS, pursuant to Article X of the By-Laws, 66 2/3 % in number and in common interest of all Unit Owners agree to amend the By-Laws as hereinafter set forth at a Special Meeting called for such purpose, which the Special Meeting was held on the 14th day of March, 2024; and

NOW THEREFORE, it is hereby declared that the By-Laws, Article III, Section 3.01 as follows:

3.01. **Number and Qualification.** The affairs of the Condominium shall be governed by a Board of Managers, ~~initially consisting of three (3) persons designated by the Sponsor. Successors to these designees shall be elected by the Unit Owners at the first meeting of Unit Owners held pursuant to Section 2.04 of those By-Laws.~~ Commencing with the election at such meeting, the Board Managers shall be composed of ~~three (3)~~ **five (5)** persons, all of whom shall be Owner-occupants or members of an Owner-occupant's household. ~~who are unrelated to the Sponsor or its principals (subject to the right of Sponsor to appoint one (1) member of the Board until Sponsor no longer owns any Units in the Condominium), so long as such persons are willing to serve.~~ Thereafter, a majority of the Board Managers must be Owner-occupants or members of an Owner-occupant's household who are unrelated to the Sponsor or its principals.

Note: New language has been bolded. Deleted language is lined out.

The undersigned members of the Board of Managers certify as follows:

1. This Amendment has been adopted in full compliance with the aforementioned Article X of the By-Laws, in that it was adopted at a duly called Special Meeting of Unit Owners.
2. A notice of said Special Meeting containing a full statement of the proposed Amendment was sent out to all Unit Owners as listed on the books and records of the Condominium, on February 8, 2024, said date of mailing being at least 30 days, and not more than 50 days, prior to the Special Meeting, as required by Sections 2.07 of the By-Laws.
3. The Special Meeting and canvass of votes was held on March 14, 2024. Sixty six and two thirds percent (66 2/3%) in number and in common interest of all Unit Owners approved this Amendment by voting in person or by proxy, and these consents have been received and filed with the Board of Managers.

4. The Board of Managers did not, prior to that date established for voting on the proposed Amendment, receive written notification of opposition to the Amendment from Eligible Holders of more than 51% of the number of Units.

IN WITNESS WHEREOF, the undersigned, being a majority of the members of the Central Square Villas Condominium Board of Managers, cause this Amendment to be signed this 7th day of April, 2024, and direct that this Amendment be recorded in the Erie County Clerk's Office as an amendment to the Declaration and By-Laws of the Condominium.

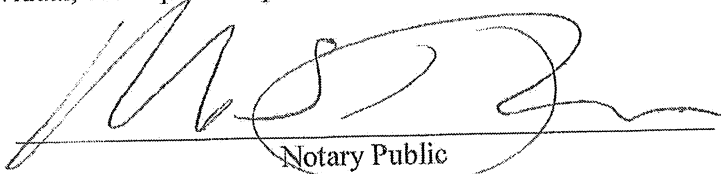
CENTRAL SQUARE VILLAS CONDOMINIUM

By: Julicia Lehman - TREASURER

By: 

STATE OF NEW YORK )  
 )SS.:  
COUNTY OF ERIE )

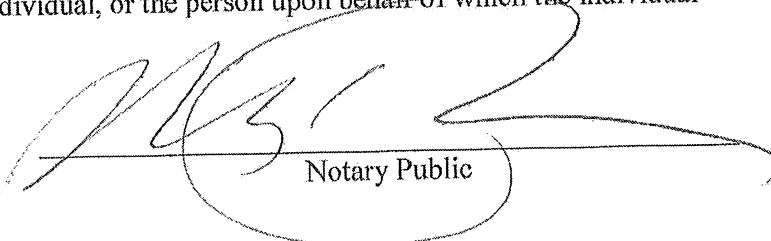
On the 7th day of April in the year 2024, before me, the undersigned, personally appeared Felicia Lehman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same 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.

  
Notary Public

STATE OF NEW YORK )  
 )SS.:  
COUNTY OF ERIE )

**RONALD S. SHUBERT**  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires September 30, 2024

On the 7th day of April in the year 2024, before me, the undersigned, personally appeared Suzanne Altea, 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.

  
Notary Public

**RONALD S. SHUBERT**  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires September 30, 2024

Box 374 (RSS)

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AND BY-LAWS

CENTRAL SQUARE VILLAS CONDOMINIUM

Dated: April 7, 2024

Ronald S. Shubert, Esq.  
Phillips Lytle LLP  
One Canalside  
125 Main Street  
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