



76024

LIBER 7691 PAGE 217

SECRETARY'S CERTIFICATION

I, the undersigned, Secretary of FOXWOOD CONDOMINIUM I, a condominium association, organized and existing pursuant to Article 9(b) of the Real Property Law of the State of New York, and having its principal place of business in the County of Westchester, State of New York, do hereby certify as follows:

04000

That at a meeting of the Unit Owners of FOXWOOD CONDOMINIUM I, properly held on the 1 day of October 1980, the following resolution was duly adopted by the affirmative vote of more than 66  $\frac{2}{3}$ % in number and in common interest of all unit owners of Foxwood Condominium I, which resolution has also received the written approval of those mortgagees holding mortgages constituting first liens upon 40 or more units:

RESOLVED, that the Declaration dated September 23, 1977, recorded in the Office of the County Clerk of the County of Westchester in liber 7425 of conveyances at page 86, is amended by modifying and amending Article III Section I of the By-Laws annexed thereto so that it shall read as follows:

"Article III.  
Section I. Annual Meetings. Within 30 (30) days after title to 80% of the Units has been conveyed, or sooner, but not later than twenty four (24) months following the date of the filing of the Declaration nor later than twelve (12) months following the date of the filing of the Declaration if on such date title to 51% of the Units has been conveyed, the first annual meeting of Unit Owners shall be held. At such meeting the incumbent Board of Managers (including the Replacement Member) shall resign and a new Board shall be elected by the Unit Owners except that to the extent permitted by law, Sponsor shall have the right to designate at least one member of the Board of Managers as long as Sponsor owns any Unit, provided that after the Sponsor has relinquished control he shall not exercise his votes to elect a majority of the Board. In no event shall Sponsor transfer control of the Board of Managers to the Unit Owners prior to title closings to 50% or more of the Units comprising the Condominium. Thereafter, annual meetings shall be held in September of each succeeding year on a date selected by the Board of Managers. At such meetings Unit Owners shall elect Managers to fill vacancies or to succeed retiring Managers as provided in Article II of these By-Laws and shall also transact such other business of the Condominium as may properly come before the meeting.

Dated: Pleasantville, New York

December 30, 1980.

Ellen S. Lewis  
Secretary

STATE OF NEW YORK )  
 : ss.:  
COUNTY OF WESTCHESTER)

ELLEN S WEISER , being duly sworn, deposes and says:  
that she is the Secretary of FOXWOOD CONDOMINIUM I, that she has  
read the attached Certification and knows the contents thereof;  
that the same is true and accurate in every respect and that  
she make this Certification with the knowledge and approval given  
to <sup>her</sup> him-by the Board of Managers of the said FOXWOOD CONDOMINIUM I.

Ellen S. Weiser

Sworn to before me this  
30<sup>th</sup> day of December 1980.

D. J. Heller  
NOTARY PUBLIC  
DOUGLAS HELLER  
Notary Public, State of New York  
No. 44-4662118  
Qual. in Rockland County  
Term Expires March 30, 1982

STATE OF NEW YORK )  
 : ss.:  
COUNTY OF WESTCHESTER)

On this 30<sup>th</sup> day of December 1980, before me  
personally came Ellen S. Weiser to me known and known to me  
to be the individual described in and who executed the fore-  
going instrument and he acknowledged to me that he executed  
the same.

D. J. Heller  
NOTARY PUBLIC  
DOUGLAS HELLER  
Notary Public, State of New York  
No. 44-4662118  
Qual. in Rockland County  
Term Expires March 30, 1982

Lib 7691 Vol 219

Block 1  
Lot 1

*Handwritten note*

AMENDMENT  
to  
DECLARATION

*Handwritten note*

Record and Return to  
LAW OFFICES  
FRIEDMAN, KRAUSS & ZLOTOW  
30 WEST 58TH STREET  
NEW YORK, N. Y. 10019

1025 9 -- 023 00025 4-1-59

12876

This foregoing instrument was endorsed for record as follows:  
The property described by the instrument is situated in the  
COUNTY OF WESTCHESTER, N. Y. A true copy of the original  
instrument is on file in the  
County of Westchester, N. Y. A true copy of the original  
instrument is on file in the  
Division of Land Records of the County Clerk's  
Office of Westchester County on ... 1, 1959  
at 11:25 A. M. in Liber 7691 Page 217 of Deeds.

*Signature*  
George B. ...  
County Clerk