

# ELLCOTTVILLE INN CONDOMINIUM

DATED: July 19, 2018  
TO: Ellicottville Inn Condominium Unit Owners  
FROM: Dan Grabowski, Fairwood Management  
SUBJECT: **FILED RENTAL AMENDMENT**

We have enclosed a filed copy of the recent Rental Amendment to the Ellicottville Inn Condominium By-Laws. Please save for your records.

Also, a copy of any lease is required to be sent to our office for the file. Tenants are also to be provided the Covenants and Restrictions (Rules and Regulations) prior to any rental.

Should you have any questions, please call our office.

Thank you,

Dan

Fairwood Management  
4804 Transit Road, Depew, New York 14043  
Phone 656-9700; Fax 656-8023  
Email [Fairwoodmgmt@aol.com](mailto:Fairwoodmgmt@aol.com)



**ALAN BERNSTEIN**  
**CATTARAUGUS COUNTY CLERK**

Cattaraugus County Center 303 Court Street  
Little Valley, NY 14755

(716) 938-9111  
Fax: (716) 938-2773

Instrument Number

\*298897-001\*

No. of Pages: 3  
(including this  
cover page)

Receipt No. 298897

Date: 06/28/2018

Time: 02:10 PM

Document Type: MISC RECORD

Parties  
To Transaction: 2ND AMEND-ELLCOTTVILLE INN

Town/City:

Delivered By:  
HURWITZ & FINE

Return To:  
HURWITZ & FINE PC  
1300 LIBERTY BUILDING  
BUFFALO, NY 14202-3670

Deed Information

Taxable Consideration:

State Transfer Tax:

RETT No.:

State of New York  
Cattaraugus County Clerk

Mortgage Information

Taxable Mortgage Amount:

Basic Mortgage Tax:

Special Mortgage Tax:

Additional Mortgage Tax:

Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York.

Cattaraugus County Clerk

***Please do not remove this page.***



**SECOND AMENDMENT  
TO THE  
BY-LAWS  
OF  
THE ELLICOTTVILLE INN CONDOMINIUM**

At a meeting of the Unit Owners of the The Ellicottville Inn Condominium, duly called by the Board of Managers on the 15th day of March, 2018, the following Amendment, notice of which was previously given in accordance with Article X [AMENDMENT] of the By-Laws of The Ellicottville Inn Condominium, was presented to, was thereafter put to a vote of, and adopted by, at least two-thirds (2/3) majority of the number, and common interest, of all the Unit Owners;

**BE IT RESOLVED:** This Amendment to the BY-LAWS OF THE ELLICOTTVILLE INN CONDOMINIUM ("BY-LAWS") appended as Schedule E to the DECLARATION OF CONDOMINIUM, Village of Ellicottville, County of Cattaraugus and State of New York, is made as of this 15<sup>th</sup> day of March, 2018 by the Unit Owners of Ellicottville Inn Condominium to amend certain provisions of ARTICLE IX [SELLING, MORTGAGING AND LEASING UNITS] as filed in the Office of the Cattaraugus County Clerk on the 11<sup>th</sup> day of August, 2011, as Instrument Number 163215-002, be, and the same is hereby amended as follows:

**SECTION 1:** In §9.01, in the first sentence of the third full paragraph thereof, by adding the phrase "shall be for a period of not less than thirty (30) days and" after the phrase, "Any lease or rental of a Unit," which sentence shall read in its entirety as follows:



55.50

163215-002 ✓

Any lease or rental of a Unit shall be for a period of not less than thirty (30) days and shall provide for full compliance by the tenants with the Declaration, By-Laws and Rules and Regulations of the Condominium.

**SECTION 2:** This Amendment does not adversely modify the rights of any Unit Owner or Eligible Mortgage Holder.

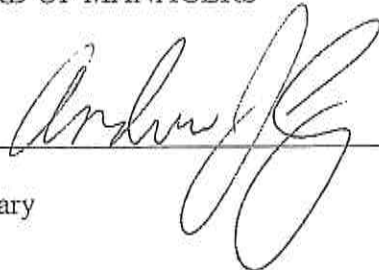
**SECTION 3:** Effective Date

This Amendment shall take effect on the date of filing of the Amendment in the Office of the Cattaraugus County Clerk.

**NO FURTHER AMENDMENTS** to the BY-LAWS OF THE ELLICOTTVILLE INN CONDOMINIUM were offered at this Meeting.

THE ELLICOTTVILLE INN CONDOMINIUM  
BOARD OF MANAGERS

By: \_\_\_\_\_  
Secretary



STATE OF NEW YORK )

COUNTY OF CATTARAUGUS ) ss:

On the 7 day of May in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared Andrew Cerza, 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/she executed the same in his/her capacity, and that by his/her signature on the Instrument, the individual or the person upon behalf of which the individual acted, executed the Instrument.



Notary Public

