



SARATOGA COUNTY – STATE OF NEW YORK
SARATOGA COUNTY CLERK
CRAIG A. HAYNER
40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2017027708

Receipt#: 2017212138517

Clerk: LBW

Rec Date: 08/30/2017 02:41:01 PM

Doc Grp: R

Descrip: DEED AGREEMENT

Num Pgs: 5

Party1: SARATOGA FARM HOMEOWNERS
ASSOCIATION

Party2: DECLARATION OF THE SARATOGA
FARM HOMEOWNERS ASSOCIATION INC

Town: MALTA

Recording:

Pages	20.00
Cover Sheet Fee	5.00
Recording Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Names	0.00
Markoffs	0.50

Total: 65.50

**** NOTICE: THIS IS NOT A BILL ****

Record and Return To:

ANDERSON BYRNE LLC
48 UNION AVENUE SUITE 1
SARATOGA SPRINGS NY 12866

K+R Anderson Firm PLLC
48 Union Ave Ste 1
Saratoga Springs NY 12866

1st Amendment
To the
Declaration of the SARATOGA FARM HOMEOWNER'S ASSOCIATION, INC.

This 1st Amendment to the Declaration of the Saratoga Farm Homeowner's Association, Inc. is made this 15th day of May 2017 by Saratoga Farm Homeowner's Association, Inc. (hereinafter the "HOA"), having an office at Saratoga Farm Road, Saratoga Springs New York 12866.

WHEREAS on April 4, 2001 the Saratoga Farm Homeowners' Association was formed under the Not-For-Profit Corporation Laws of the State of New York for the purpose of (i) maintaining association property (ii) administering and enforcing the Declaration and the By-Laws; and (iii) collecting and disbursing Assessments and charges; and

WHEREAS the declaration of Covenants, Restrictions, Easements and Liens of Saratoga Farms Homeowners' Association, Inc. dated April 13, 2004, was filed at the Saratoga County Clerk's Office Book 1679 and Page 29 (the "Declaration"); and

WHEREAS, pursuant to the Declaration the Owners of certain Lots within the Association are subject to Recreation Trail Easements as described in Schedule D of the Declaration and shown on a map filed in the Saratoga County Clerk's office on April 15, 2002 as Map Number S615A.

WHEREAS on May 11, 2017 by a 67% majority vote of the members of the HOA entitled to vote, the members voted to relocate a portion of the Recreation Trail Easement located on Lot 17 as shown on that certain Map prepared by Survey Associates, LLC entitled Lot 17 Saratoga Farm dated August 22, 2016 and filed in the Saratoga County Clerk's Office on July 17, 2017 as Instrument No: M2017150 (the "Map") which Map is also annexed hereto and incorporated herein by reference as Exhibit A;

Now, therefore, on the premises and covenants set forth herein the Declaration is hereby amended as follows

1. Schedule D of the Declaration, is hereby amended to provide that the Recreation Trail Easement over Lot 17 shall cover those portions of Lot 17 as shown on the "Map" and said easement as it crosses Lot 17 is described as follows:

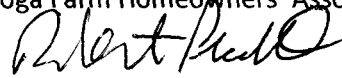
Beginning at the southwesterly corner of Lot 17 Saratoga Farm, as shown on the above described, filed subdivision map and runs thence from said point of beginning along the westerly line of said Lot 17, North 07 deg. 00 min. 19 sec. East, 350.10 feet to a point; thence along the southerly line of the lands now or formerly of Michael J. Kearney as described in Book 1498 of Deeds at Page 583, in part, and along the southerly line of Lot 19, in part, South 84 deg. 20 min. 15 sec. East, 441.15 feet to a point; thence through said Lot 17 the following four (4) courses: 1.) South 09 deg. 03 min. 16 sec. West, 50.09 feet to a point; 2.) North 84 deg. 20 min. 15 sec. West, 259.74 feet to a point; 3.) South 71 deg. 12 min. 09 sec. West, 132.81 feet to a point; and 4.) South 07 deg. 00 min. 19 sec. West, 245.08 feet to a

point; thence along the southerly line of said Lot 17, North 84 deg. 20 min. 15 sec.
West, 60.02 feet to the point and place of beginning.

The above described parcel is an irregular shaped parcel of land, being a portion of Lot
17 Saratoga Farm to be an easement for a recreational trail.

In witness whereof, the undersigned by the Owner of Real Property subject to the Declaration, as may
be supplemented, extended or amended from time to time, has executed this 1st Amendment the day
and date first stated above.

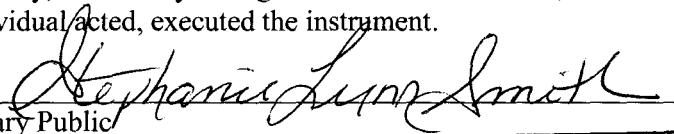
Saratoga Farm Homeowners' Association



By: Robert Picotte, President

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

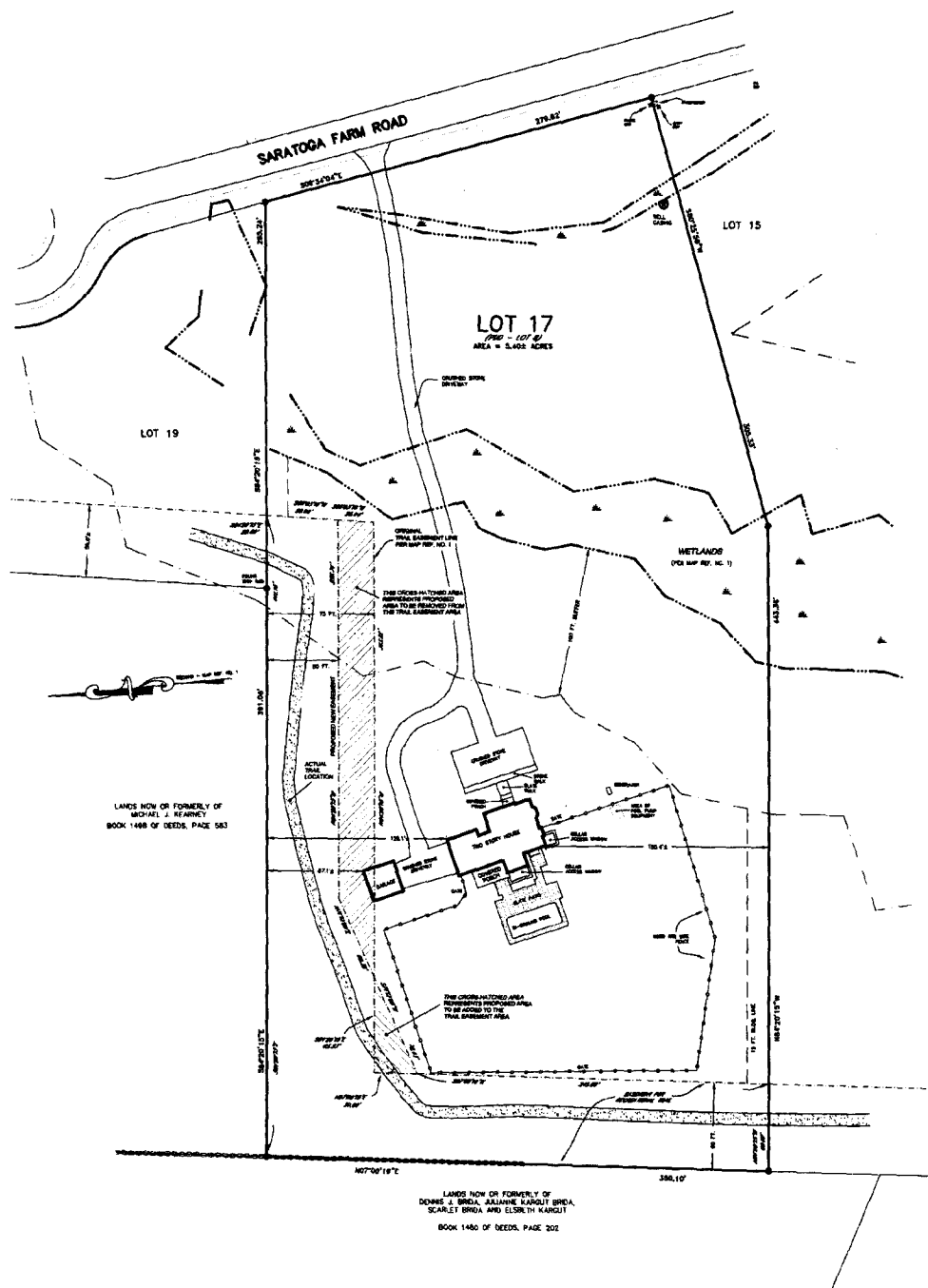
On the 17 day of ~~June~~ ^{August} in the year 2017 before me, the undersigned, personally appeared Robert Picotte
personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose
name is subscribed to the within instrument and acknowledged to me that he executed 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

Record and Return:

Stephanie Lynn Smith NOTARY PUBLIC, STATE OF NEW YORK No. 01SM6287216 Qualified in Warren County My Comm. Expires Aug. 5, 2021
--

Exhibit A
Trail Easement Over Lot 17



DEED REFERENCES:

- 1.) DEED DATED FEBRUARY 8, 2002 FROM SANDRA PAYSON TO HM VENTURES, INC. AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1611 OF DEEDS AT PAGE 502.
- 2.) DEED DATED FEBRUARY 14, 2005 FROM JAMES P. McDONNELL AND AMY H. McDONNELL TO HM VENTURES, INC. AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 1710 OF DEEDS AT PAGE 187.

MAP REFERENCE:

- 1.) MAP ENTITLED "REVISED SARATOGA FARM", DATED NOVEMBER 3, 2000, LAST REVISED ON JANUARY 15, 2003, MADE BY SURVEY ASSOCIATES, LLC AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS MAP NO. "S-615C-RFV."

NOTES:

- 1.) WETLANDS SHOWN AS PER MAP REF. NO. 1.
- 2.) UTILITIES ARE UNDERGROUND.
- 3.) BEARINGS AND DISTANCES IN ITALICS PERTAIN TO THE TRAIL EASEMENTS.

REVISIONS:

- 1.) HOUSE AND GARAGE LOCATION ON MARCH 30, 2017.
- 2.) TRAIL LOCATION ON APRIL 2, 2017.
- 3.) EASEMENT REVISIONS AND FINAL SURVEY ON JUNE 6, 2017.
- 4.) CERTIFICATIONS REMOVED ON JULY 7, 2017.

UNAUTHORIZED ALTERATION OF ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 140, SECTION 7206, SUB-PARAGRAPH (2) OF THE NEW YORK STATE EDUCATION LAW.



SURVEY ASSOCIATES, LLC
DANIEL C. WHEELER, L.S.
PROFESSIONAL LAND SURVEYING
432 BROADWAY, SUITE 5, SARATOGA SPRINGS, NY 12866
PH. (518) 585-7302 FAX (518) 585-7303

TITLE:
LOT 17
SARATOGA FARM

LOCATION:
TOWN OF MALTA
SARATOGA COUNTY, NEW YORK

DATE:
AUGUST 22, 2016

SCALE:
1 INCH = 40 FEET

MAP NO. 2016-22-03

FILED
07/17/2017 10:28:21 AM
M2017150