



Saratoga County Clerk

CRAIG A. HAYNER

40 McMaster Street, Ballston Spa, New York 12020
Phone (518) 885-2213

Receipt

Receipt Date: 11/05/2025 12:54:57 PM

RECEIPT # 2025212602688

Recording Clerk: GW

Cash Drawer: CASH1

Rec'd Frm: EDGWATER MANAGEMENT GROUP INC

Instr#: 2025029195

DOC: DECLARATION OF RESTRICTIONS

OR Party: WOODSCAPE NORTH HOMEOWNERS

ASSOCIATION II INC

EE Party: WOODSCAPE NORTH HOMEOWNERS

ASSOCIATION II INC

Recording Fees

Pages	\$15.00
Cover Sheet Fee	\$5.00
Recording Fee	\$20.00
Cultural Ed	\$14.25
Records Management - County	\$1.00
Records Management - State	\$4.75
Names	\$0.00
Markoffs	\$0.50
DOCUMENT TOTAL: ---->	\$60.50

Receipt Summary

Document Count: 1

TOTAL RECEIPT: ----> \$60.50

TOTAL RECEIVED: ----> \$60.50

CASH BACK: ----> \$0.00

PAYMENTS

Check # 1745 -> \$60.50

**AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS OF
WOODSCAPE NORTH HOMEOWNERS' ASSOCIATION II, INC.**

This Amendment to the Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Woodscape North Homeowners' Association II, Inc. is made this 3rd day of November, 2025, by Woodscape North Homeowners' Association II, Inc., a New York not-for-profit corporation located in the Town of Moreau, County of Saratoga, having an office at 56 Westview Lane, Fort Edward, New York 12828. ("Association").

WITNESSETH

WHEREAS, the original Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of Woodscape North Homeowners' Association II, Inc., dated July 1, 2009, was recorded in the Saratoga County Clerk's Office on August 4, 2009, as Instrument No. 2009027488 ("Original Declaration"); and

WHEREAS, at a meeting of the Members of the Association held on September 30, 2025, the affirmative vote of not less than Sixty-Seven Percent (67%) of all of the Members entitled to vote approved this Amendment to the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. There is hereby added a new Section 8.01.A to Article VIII, **COVENANTS AND RESTRICTIONS**, as follows:

SECTION 8.01.A LEASING AND OCCUPANCY RESTRICTIONS.

The requirements and restrictions set forth below in this Section shall apply to all situations where an Owner permits people who have no previous association with the Owner, regardless of whether the Owner receives any monetary or other consideration from such persons, to occupy or reside in the Owner's Dwelling Home while the Owner is not simultaneously occupying the Dwelling Home. When the above conditions exist, such persons shall be deemed to be tenants and their occupancy and relationship with the Dwelling Home Owner shall be deemed to be that of a lessee and shall be subject to the requirements and restrictions outlined below. Such rentals, whether facilitated through the use of any websites or similar services through the internet, Realtors, advertised directly by the Owner, or through any other similar method, shall also be deemed to be "leases" subject to the requirements and restrictions below and shall not be

considered to be “guest” occupancy that may otherwise be permitted by any Rules and Regulations adopted by the Board regarding guests that are known to and invited by the Owner.

The following apply to all leases, rentals etc.:

Short-term rentals are considered occupancies of less than 30 consecutive days and are strictly prohibited.

Owners must submit 14-day advance notice of all leases to the current Management Company along with completion of the required Rental Leasing form.

No Dwelling Home shall be leased or partially occupied for transient or hotel-type purposes.

Only an entire Dwelling Home may be leased or occupied by persons who are not previously known by the Owner.

Owners are responsible for any violations by or damage to Association Property by tenants or other occupants of their Dwelling Homes and must provide tenants and all other persons who occupy the Dwelling Home with Rules and Regulations of the Association.

In the event an Owner is alleged to be in violation of one or more of these leasing requirements and restrictions, the Board will follow Section 4.09 of the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens of Woodscape North Homeowners' Association II, Inc.

2. Except as amended by this Amendment, all other provisions of the Original Declaration remain unchanged.

IN WITNESS WHEREOF, the Association has executed this instrument as of the date and year first above written.

Woodscape North Homeowners' Association II, Inc.

By: Unit Curves

Clint Currier, President

On the 3rd day of November, in the year 2025 before me, the undersigned, personally appeared Clint Currier, 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.

Stephanie Holmquist

Notary Public

2. Stephanie Elizabeth Holmquist
Notary Public, State of New York
Saratoga County #01HO6374169
Commission Expires Apr. 23, 2026

R&R
Woodscape North HOA II
PO Box 150
Fort Edward, NY 12828