

Sullivan County
Russell H. Reeves, Sullivan County Clerk

Instr #: 2025-939

Rec Date: 02/07/2025 02:14:44 PM
Doc Grp/Desc: RP / DECLARATION

OR Party: LAKE JOSEPH HOMEOWNERS ASSOCIATION

EE Party: LAKE JOSEPH HOMEOWNERS ASSOCIATION

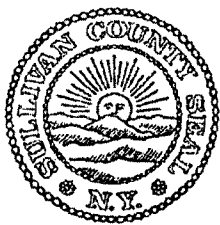
Property Address:

Consideration:

Description: AMENDMENT TO THE DECLARATION OF COVENANTS RESTRICTIONS EASEMENT CHARGES
AND LIENS OF HOMEOWNERS ASSOCIATION INC

Return Name/Address: MARVIN NEWBERG, ESQ
33 NORTH ST
MONTICELLO, NY 12701

Related: Bk: 1297 Pg: 287
06/12/1996 DECLARATION Bk: 1878 Pg: 673
05/10/2001 DECLARATION Bk: 2273 Pg: 215
06/25/2001 AFFIDAVIT IN RP Bk: 2286 Pg: 510
07/23/2009 DECLARATION Bk: 3597 Pg: 130
04/11/2011 DECLARATION Instr#: 2011-2261



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
 100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE

*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



Recording:

Cover Page	5.00
Recording Fee	370.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Notations	2.50

INSTRUMENT #: 2025-939

Receipt#: 20251107082

Clerk: BT

Rec Date: 02/07/2025 02:14:44 PM

Doc Grp: RP

Descrip: DECLARATION

Num Pgs: 71

Rec'd Frm: MARVIN NEWBERG, ESQ

**Party1: LAKE JOSEPH HOMEOWNERS
ASSOCIATION**

**Party2: LAKE JOSEPH HOMEOWNERS
ASSOCIATION**

Total: 397.50

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

I hereby certify that the within and foregoing was
 recorded in the Sullivan County Clerk's Office

Record and Return To:

**MARVIN NEWBERG, ESQ
33 NORTH ST
MONTICELLO, NY 12701**

A handwritten signature of Russell H. Reeves in black ink.

**Russell H. Reeves
Sullivan County Clerk**

*****THIS IS NOT AN INVOICE*****

1587

**AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS,
EASEMENT, CHARGES AND LIENS OF LAKE JOSEPH HOME OWNERS
ASSOCIATION, INC.**

The Declaration of Covenants, Restrictions, Easements, Charges and Liens (hereinafter referred to as the "Declaration") recorded in the Office of the Clerk of Sullivan County at Liber 1297, Pages 287 to 298, as amended by the Amendments thereto recorded in the Office of the Clerk of Sullivan County on June 12, 1996 at Liber 1878 Pages 0673 to 0684 (the "1996 Amendment") and again on May 10, 2001 at Liber 2273 Pages 215 to 248 and as supplemented by that certain Amendment recorded on June 25, 2001 at Liber 2286 Pages 510 to 512 (collectively, the "2001 Amendment") and again by that certain Amendment recorded on July 23, 2009 as Document Number: 2009-00048190 (the "2009 Amendment") together with the 1996 Amendment, and again by that certain Amendment recorded on April 11, 2011 at Instrument No: 2011-2261 (the "2010 Amendment") being collectively the "Prior Amendments", and it is further amended by this being the 2024 Amendment as follows:

Pursuant to the vote of the Members of the Lake Joseph Home Owners Association, Inc., over two-thirds of the Members voted in favor of adding to the Declaration of Covenants, Restrictions, Easements, Charges and Liens, an Article XIV as follows:

The buyer of any HOA property in Lake Joseph must pay \$2,000.00 to the HOA, as a buy-in fee, at the closing of such purchase.


Said over two-thirds of the Members also voted in favor of adding an Article XV to the Declarations as follows:

The Lake Joseph HOA Board may authorize an applicant to use a gasoline powered vehicle on Lake Joseph, if the Board finds, in its sole discretion, that such use is necessary to provide for the safety of an individual or to protect against material property damage.

All other provisions of the Declaration of Covenants, Restrictions, Easements, Charges and Liens, as amended remain in full force and effect.

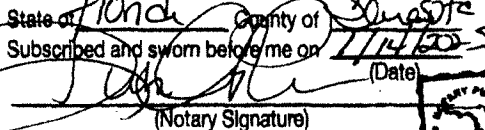
The votes of the Members in good standing of the HOA which authorized the Amendments above are annexed to this Amendment.

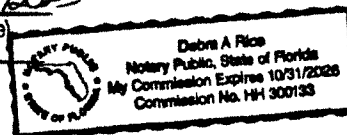
Dated: January 14, 2025


Ihor Mandicz, President
Lake Joseph Home Owners Association, Inc.,

Sworn to before me this ____ day of
January, 2025.

Notary Public

State of Florida County of San Mateo
Subscribed and sworn before me on 1/14/2025
(Date)

(Notary Signature)



BUY-IN FEE Amendment

Whereas, at the 2023 HOA Annual Homeowners meeting, the member discussed the benefit of instituting a buy-in fee for purchasers of property in order to raise money for the HOA, as many other HOAs in the area have done; and

Whereas, a Member raised concerns that such a fee, if too high, might negatively impact the sale price of HOA property; and

Whereas, after extensive discussion, during which several Members expressed their views on this subject, a motion was made to solicit the Members to vote on an Amendment to the Declarations that would require purchasers of HOA property to pay a buy-in fee of \$2,000 and that motion was approved and a majority of Members voted in favor of pursuing such an Amendment; and

Whereas, a vote was conducted via a mailing by US Postal Service to all Members and over two thirds (2/3) of the Members voted in favor of such an Amendment, as required to authorize an amendment of the HOA Declarations;

Now, therefore, consistent with the rules for amending the HOA Declarations, such Declarations are hereby amended to require that the buyer of any HOA property must pay \$2,000 to the HOA, as a buy-in fee, at the closing of such purchase.

Yes ☒ _____ No ☐ _____

Signature: Razvan Buciuc

Name: Razvan Buciuc Date: 07.23.2024

Address: 22 Lena Rd Forestburgh, NY 12777

BUY-IN FEE Amendment

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Yes ☒No ☐Signature: Name: Frank CardulloDate: 8-11-24Address: 107 Anchorage Dr.
West Islip, N.Y. 11795

BUY-IN FEE Amendment

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Yes ✓ No

Signature: 

Name: Michael Carpinone Date: 8/3/2024

Address: 57 Lake Joseph Rd Forestburgh NY 12777

BUY-IN FEE Amendment

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Yes ✓ No

Signature: Mark Cash

Name: Mark Cash Date: 7/6/24

Address: 2 Brian Rd

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: _____

Name: Neil A. Chery Date: 7/5/24

Address: 50 Lem Rd Farmville, VA 22777

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: _____

Name: T.J. CHIN Date: 7/6/24

Address: 43 LENA

BUY-IN FEE Amendment

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Yes

☒

No

Signature:

Name:

Robert Fairfield

Date:

8/3/24

Address:

8 Adam Rd.

BUY-IN FEE Amendment

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Yes X No _____

Signature: SEM

Name: Stevens Fishman Date: 7/4/24

Address: _____

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Yes ☒

No ☐

Signature: Benita Goldstein

Name: Benita Goldstein

Date: 7/6/24

Address: 44 Lena Road

Forestburg

BUY-IN FEE Amendment

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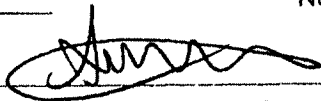
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Yes

☒

No

Signature:



Name:

Andrew & Nicole Gambosi

Date:

7/6/24

Address:

64 LEVA RD.

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: *Bruce Kemp* *Bruce Kemp*

Name: BRUCE KEMP Date: 7/16/24

Address: 14 LENA RD FORESTBURGH, NY 12777

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: _____

Name: DAVID R Khateel Date: 7/6/24

Address: 10 Brian Rd

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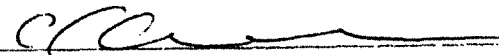
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Yes X No _____

Signature: 

Name: CHRISTOPHER KOROBENKO Date: 7/6/2024

Address: 39 LENA RD, CONASTAURCH NY 12777

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: Bradley Kostiw

Name: BRADLEY KOSTIW Date: 7/6/2024

Address: 16 ADAM RD

BUY-IN FEE Amendment

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Yes Yes No _____

Signature: Vincent Mancuso

Name: VINCENT MANCUSO Date: 7/7/24

Address: 38 Lena Rd. Fortbush, NY

BUY-IN FEE Amendment

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Yes ✓ No _____

Signature: 

Name: IMOR MAUDICZ Date: July 6 2024

Address: 17 ADAM RD FORTSBURG NY 12727

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Yes X No

Signature: *Adam Mattina*

Name: ADAM MATTINA Date: 7/6/2024

Address: 40 Leng Rd

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Yes ☒

No ☐

Signature: _____

Name: _____

Date: _____

Address: _____

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Yes X

No _____

Signature: _____

Name: _____

MARK MOYER
LISA MOYER

Date: _____

7-6-24

Address: _____

8 Lora Rd

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Now, therefore, consistent with the rules for amending the HOA Declarations, such Declarations are hereby amended to require that the buyer of any HOA property must pay \$2,000 to the HOA, as a buy-in fee, at the closing of such purchase.

Yes ☒No ☐Signature: Richard L. Muller /Name: Richard and Judith Muller Date: 7/6/24Address: 21 Adams Road

While we vote yes, we are still of the belief that the buy-in should be reflective of what is being bought, and at what price,
 Example: Undeveloped lot or 3 bedroom home vs. lake front property

BUY-IN FEE Amendment

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Yes ✓ No

Signature: William Olsch

Name: William Olsch Date: 7/6/24

Address: 42 Lake Joseph Dr.

BUY-IN FEE Amendment

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Yes ☒ No ☐
Signature: Sheldon Pasternak
Name: Sheldon Pasternak Date: July 6
Address: 10 - Lena Rd Forestburg

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: _____

Name: Paul Ramakrishna Date: 3-22-24

Address: 65 Lena Rd

BUY-IN FEE Amendment

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Yes X No _____

Signature: 

Name: 98667 T MARK RESNIK Date: 7/6/24

Address: 4 LENA ROAD

BUY-IN FEE Amendment

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Yes ✓ No
Signature: Martha Rojas
Name: Martha Rojas Date: 07/25/24
Address: 95 Lake Joseph Dr.

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: _____

Name: Pauline Siriyos Date: 7/6/24

Address: 140 Lake Joseph Drive

BUY-IN FEE Amendment

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Yes ☒ No ☐

Signature: _____

Name: _____

Date: _____

Address: _____

BUY-IN FEE Amendment

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Yes X No

Signature: 

Name: LAURA SMOOT Date: 7/6/24

Address: 220 LUNA RD

BUY-IN FEE Amendment

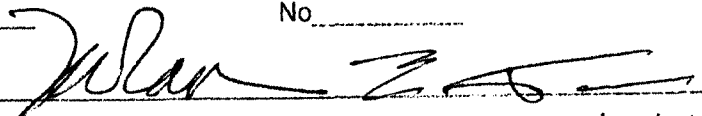
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Yes X No _____
Signature: 
Name: Mary + Ed Tar Date: 7/31/24
Address: 18 Lera Road, Forestburgh, NY 12772

BUY-IN FEE Amendment

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Yes X No

Signature: Madison Trifon

Name: Madison Trifon Date: 7/6/24

Address: 7 Adam Rd.

BUY-IN FEE Amendment

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Yes X

No _____

Signature: Ryan Verty

Name: Ryan Verty Date: 7/6/24

Address: 74 Lena Rd Forestburgh NY 12727

BUY-IN FEE Amendment

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Yes X No

Signature: Ruthmary Wein

Name: RUTHMARY WEIN Date: 7/6/24

Address: 166 ST JOSEPH'S RD FORESBURGH NY 12777

BUY-IN FEE Amendment

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Yes X

No _____

Signature: Ivan Weinger Ruthmary Weinger

Name: IVAN & RUTHMARY WEINGER Date: 7/6/24

Address: 162 ST JOSEPH'S RD, FORESTBURGH NY 12747

BUY-IN FEE Amendment

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Yes ✓ No

Signature: A. Vinograd

Name: Apriela Vinograd Date: Aug 03/24

Address: 21 Elm Rd, Fort Hoyle, NY 12117

BUY-IN FEE Amendment

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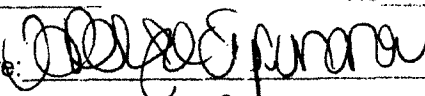
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Yes ☒

No ☐

Signature: 

Name: Helen P. Yee Sapunara

Date: 7.6.2024

Address: ~~27 Batten Rd~~ 12 Lenox Rd, Forestburgh NY 12777

mailing address 27 Batten Rd Yonkers NY 10710

Limited Exception to the Rule Prohibiting Gasoline Powered Vehicles On Lake Joseph

Whereas, at the 2023 Annual Homeowners meeting concerns were raised about the increasing growth of weeds in Lake Joseph; and

Whereas, a proposal was made to treat the Lake with chemicals that would reduce the weeds, which would improve the health of the Lake and the ability of all Members to enjoy the lake; and

Whereas, the Board agreed to seek to implement such treatment with oversight and direction from the HOA Board; and

Whereas, upon pursuing such a treatment plan, the Board determined that it would be most efficacious to retain a company that uses a gasoline powered boat to implement such treatment; and

Whereas, the Declarations currently forbid the use of any gasoline powered vehicles on Lake Joseph; and

Whereas, other Board members pointed out that it has been and may become necessary to allow gasoline powered vehicles on the Lake to address concerns about the safety of individuals or material property damage; and

Whereas, on that basis, the Board determined to solicit a Member vote on whether to amend the HOA Declarations to allow limited exceptions to the HOA rule prohibiting gasoline powered vehicles on the Lake, if necessary for the safety of individuals, to avoid material property damage or for necessary maintenance of the Lake and providing the Board exclusively with the discretion to allow such exceptions in its sole discretion; and

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Yes ☒ _____ No ☐ _____

Signature: Razvan Buciu

Name: Razvan Buciu Date: 07.23.2024

Address: 22 Lena Rd Forestburgh, NY 12777

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Yes ☒ No ☐

Signature: 

Name: Frank Cardillo Date: 8-11-24

Address: 107 Anchorage Dr.

West Islip, N.Y. 11795

Address: 57 Lake Joseph Rd Forestburgh NY 12777

Limited Exception to the Rule Prohibiting Gasoline Powered Vehicles On Lake Joseph

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Yes ☒ No ☐

Signature: Mark Cash

Name: Mark Cash Date: 7/6/24

Address: 2 Brian Rd, ID

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Yes ☒ No ☐

Signature: 

Name: Neil A Chertey Date: 7/9/24

Address: 50 Linn Rd Fork Lake, NY 12777

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Signature: _____

Name: _____

Date: _____

Address: _____

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Now, therefore, the HOA Declarations are hereby amended so that the HOA Board may authorize an applicant to use a gasoline powered vehicle on Lake Joseph, if the Board finds, in its sole discretion, that such use is necessary to provide for the safety of an individual or protect against material property damage.

Yes X No

Signature: 

Name: Robert Fairfield Date: _____

Address: 3 Adam Rd.

Limited Exception to the Rule Prohibiting Gasoline Powered Vehicles On Lake Joseph

Whereas, at the 2023 Annual Homeowners meeting concerns were raised about the increasing growth of weeds in Lake Joseph; and

Whereas, a proposal was made to treat the Lake with chemicals that would reduce the weeds, which would improve the health of the Lake and the ability of all Members to enjoy the lake; and

Whereas, the Board agreed to seek to implement such treatment with oversight and direction from the HOA Board; and

Whereas, upon pursuing such a treatment plan, the Board determined that it would be most efficacious to retain a company that uses a gasoline powered boat to implement such treatment; and

Whereas, the Declarations currently forbid the use of any gasoline powered vehicles on Lake Joseph; and

Whereas, other Board members pointed out that it has been and may become necessary to allow gasoline powered vehicles on the Lake to address concerns about the safety of individuals or material property damage; and

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Yes X

No _____

Signature: JOE

Name: Stevens Fishman

Date: 7/4/24

Address: _____

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Yes ☒ No ☐

Signature: Berita Goldstein

Name: Berita Goldstein Date: 7/6/24

Address: 44 Lena Road Forestburg

Limited Exception to the Rule Prohibiting Gasoline Powered Vehicles On Lake Joseph

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Yes ☒ No ☐

Signature: _____

Name: Andrew & Nicole Grabowski Date: 7/6/24

Address: 64 LENA RD.

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Yes ☒ No ☐

Signature: *Bruce Kemp*

Name: BRUCE KEMP

Date: 7/16/24

Address: 14 LENA RD FORESTBURGH, NY 12777

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Yes ☒ No ☐

Signature: David R Khalil

Name: DAVID R Khalil Date: 7/6/24

Address: 10 Brian Rd

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Whereas, the Declarations currently forbid the use of any gasoline powered vehicles on Lake Joseph; and

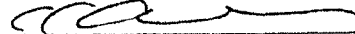
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Yes ☒ No ☐

Signature: 

Name: CHRISTOPHER KONDRINSKI Date: 7/6/2024

Address: 39 LENA RD, FORESTBURGH NY 12777

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Yes ✓ No

Signature: Bradley Kostiw

Name: BRADLEY KOSTIW Date: 7/6/2024

Address: 16 ADAM RD

Limited Exception to the Rule Prohibiting Gasoline Powered Vehicles On Lake Joseph

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Yes ☒

No ☐

Signature: _____

Name: _____

Date: _____

Address: _____

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Yes ☒ No ☐

Signature: 

Name: ADAM MATTINA Date: 7/6/24

Address: 40 Lena Rd.

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Yes ☒ No ☐

Signature: _____

Name: _____

Date: _____

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Yes ☒ No ☐

Signature: 

Name: LISA M. MOYER Date: 7-6-24

Address: 8 Lone Rd.

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Yes X No

Signature: Richard J. Muller / Judith A. Muller

Name: Richard and Judith Muller Date: 7/6/24

Address: 21 Adam Rd.

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Yes ☒

No ☐

Signature: William Oshon

Name: William Oshon

Date: 7/6/24

Address: 43 Lake Joseph Dr.

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Yes ☒ No ☐
Signature: Sheldon Pasternak
Name: Sheldon Pasternak Date: July 6, 2024
Address: 10- Lena Rd Forestburg

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Yes X No _____

Signature: 

Name: PEGGY + MARL RESNICK Date: 7/6/24

Address: 4 LBAA ROAD

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Yes X No _____

Signature: Martha Rojas
Name: Martha Rojas Date: 07/25/24
Address: 95 Lake Joseph Drive

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Whereas, on that basis, the Board determined to solicit a Member vote on whether to amend the HOA Declarations to allow limited exceptions to the HOA rule prohibiting gasoline powered vehicles on the Lake, if necessary for the safety of individuals, to avoid material property damage or for necessary maintenance of the Lake and providing the Board exclusively with the discretion to allow such exceptions in its sole discretion; and

Whereas, a vote was conducted via a mailing by US Postal Service to all Members and over two thirds (2/3) of the Members voted in favor of such an Amendment to the Declarations;

Now, therefore, the HOA Declarations are hereby amended so that the HOA Board may authorize an applicant to use a gasoline powered vehicle on Lake Joseph, if the Board finds, in its sole discretion, that such use is necessary to provide for the safety of an individual or protect against material property damage.

Yes ☒ No ☐

Signature: _____

Name: _____

Date: _____

Address: _____

Limited Exception to the Rule Prohibiting Gasoline Powered Vehicles On Lake Joseph

Whereas, at the 2023 Annual Homeowners meeting concerns were raised about the increasing growth of weeds in Lake Joseph; and

Whereas, a proposal was made to treat the Lake with chemicals that would reduce the weeds, which would improve the health of the Lake and the ability of all Members to enjoy the lake; and

Whereas, the Board agreed to seek to implement such treatment with oversight and direction from the HOA Board; and

Whereas, upon pursuing such a treatment plan, the Board determined that it would be most efficacious to retain a company that uses a gasoline powered boat to implement such treatment; and

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Yes ☒ No ☐

Signature: *Lonnie Schaefer*

Name: Lonnie Schaefer Date: 07 August 2023

Address: Lonnie.Schaefer@gmail.com

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Yes ☒ No ☐

Signature: 

Name: Laura Smicas Date: 7/4/24

Address: 26 Lake Rd

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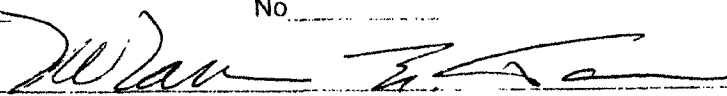
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Yes X No _____

Signature: 

Name: Mary + Ed Tan Date: 7/31/24

Address: 18 Cera Road, Forestburgh, NY 12777

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Yes X No

Signature: Madison Trifan

Name: Madison Trifan Date: 7/6/24

Address: 7 Adam Rd

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Yes X No

Signature: *RJ*

Name: Ryan Veety Date: 1/6/24

Address: 74 Lena Rd Forestburgh NY 12777

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Yes X No

Signature: Ruthmary Wein

Name: RUTHMARY WEIN

Date: 7/6/24

Address: 166 ST JOSEPH'S RD, FORESTBURGH NY 12797

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Yes X No

Signature: Ivan & Ruthmary Weinger

Name: IVAN & RUTHMARY WEINGER Date: 7/6/24

Address: 162 ST JOSEPH'S RD, FORESBURGH NY 12777

PRE INSR#: 2023-333 02/07/2023 DECLARATION Image: 70 of 74

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Yes ✓ No _____

Signature: A. Minyard

Name: Apriane Minyard Date: Aug 03/24

Address: 21 Leon Rd, Petersburg, VA 22727

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Yes ☒

No ☐

Signature: Helen P. Yee Saponara

Name: Helen P. Yee Saponara Date: 7-6-2024

Address: 12 Lena Road, Yonkers NY 10717

Mailing address - 27 Breton Rd Yonkers NY 10710