



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 1/11/2021  
Time Recorded: 10:59 AM

INTEGRITY LAND SERVICES LLC  
6054 ROUTE 9  
  
RHINEBECK, NY 12572

Document #: 02 2021 50096

Received From: INTEGRITY LAND SERVICES LLC

Grantor: RDR MILLBROOK PROPERTIES LLC  
Grantee: RDR MILLBROOK PROPERTIES LLC

Recorded In: Deed  
Instrument Type: AMEND

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$65.50  
Transfer Tax Amount: \$0.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 4016

Number of Pages: 4

\*\*\* Do Not Detach This Page  
\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: N  
TP-584: Y

County Clerk By: CSC  
Receipt #: 786  
Batch Record: 6

Bradford Kendall  
County Clerk



02202150096

AMENDED DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION, made this 24<sup>th</sup> day of December 2020, is intended to refer to a Subdivision of Lands in the Town of Washington, County of Dutchess and State of New York owned by RDR Millbrook Properties, LLC (Lot No.1), R.D. Farmland LLC (Lot No.2), Ronde Farms LLC (Lot No. 3), and RDR Mainland North LLC (Lot No.4), (all hereinafter "Declarants") having an office address of 153 Skunks Misery Road, Locust Valley, New York, 11560, which property consists of lots designated as Lots No. 1,2,3, and 4 on a subdivision map entitled Bancroft Farms Subdivision, bearing last revision date of May 4, 2010 and which was the subject of a resolution of preliminary approval on March 4, 2008 and of final approval issued by the Town of Washington Planning Board on June 1, 2010; and filed with the office of the Dutchess County Clerk as Filed Map No. 12306 on July 8, 2010; and also as shown on Amended Subdivision Plat recorded in the Dutchess County Clerk's office as Filed Map No. 12316A on April 13, 2011.

WHEREAS, Declarants recorded a DECLARATION OF RESTRICTIVE COVENANTS dated June 20, 2008 in the Dutchess County Clerk's office as Document No. 02-2010-4085 ("original Declaration"); and

WHEREAS, it is the intention of Declarants to record this Amended Declaration and that all revisions set forth in this Amended Declaration shall run with the land; and

WHEREAS, Declarant wishes to exempt Lot No. 1 from clauses 1, 2 and 9 contained in the original Declaration; and

WHEREAS, Declarant also wishes to amend clause number 12 in the original Declaration as it applies to Lot No.1; and

NOW THEREFORE, in furtherance of the foregoing and in consideration of the mutual covenants contained herein, Declarants hereby grant and declare the following:

1. Clause number 1 in the original Declaration is revised and replaced as follows: Lots No. 2, 3 and 4 may be used for residential purposes only with no more than one (1) dwelling house on each lot. This clause shall not apply to Lot No. 1.
2. Clause number 2 in the original Declaration is revised and replaced as follows: For Lots No. 2, 3 and 4, all plans and specifications must be reviewed by RDR MILLBROOK PROPERTIES LLC or its successors and assigns and approved in writing as to the size, architecture, and style of the structure and the exterior building materials to be used. This

restriction will also apply to any proposed separate, detached garage, utility buildings and/or swimming pools and related structures all of which must conform in style and architecture to the dwelling house. This clause shall not apply to Lot No.1.

3. Clause number 9 in the original Declaration is revised and replaced as follows: On Lots No. 2, 3 and 4, underground fuel and chemical storage tanks are prohibited except that propane tanks may be placed underground. This clause shall not apply to Lot No. 1.
4. Clause number 12 in the original Declaration is revised and replaced as follows: It is the intention of the undersigned to have complete control over the development both architecturally and aesthetically of the homes to be built on Lots No. 2, 3 and 4. The undersigned for itself and successors and assigns retain the absolute right to modify or change any of the restrictions as they may apply to Lots No. 2, 3 and 4. This clause shall not apply to Lot No. 1.
5. All other clauses and provisions of the original DECLARATION OF RESTRICTIVE COVENANTS dated June 20, 2008 and recorded in the Dutchess County Clerk's office as Document No. 02-2010-4085 not specifically amended by this Amended Declaration shall remain in full force and effect.
6. This Amended Declaration shall be recorded in the Dutchess County Clerk's office and shall be deemed a covenant running with the lands affected thereby and shall inure to the benefit of and be binding upon the Declarants, all owners, and their successors heirs and assigns forever.

IN WITNESS WHEREOF, Declarants have executed this Declaration as of the date first set forth above.

**Signatures to follow on next page**

RDR Millbrook Properties LLC

By: [Signature]  
Ron Romeo, Member

R.D. Farmland LLC

By: [Signature]  
Ron Romeo, Member

Ronde Farms LLC

By: [Signature]  
Ron Romeo, Member

RDR Mainland North LLC

By: [Signature]  
Ron Romeo, Member

STATE OF Florida ) ss.:  
COUNTY OF Palm Beach

On the 24<sup>th</sup> day of December in the year 2020 before me, the undersigned personally appeared Ron Romeo, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.

[Signature]  
Notary Public

