

RENEWAL OF DECLARATION OF INTENTION TO PRESERVE RESTRICTIONS  
ON THE USE OF LAND

DECLARATION, made this 6th day of November 2005, by PINE  
\* NECK LANDING ASSOCIATION, INC., a membership corporation duly  
organized and existing under and by virtue of the laws of the  
State of New York, with its principal office located at <sup>No #</sup> Pine Neck,  
East Quogue, Town of Southampton, County of Suffolk, State of New  
York, hereinafter referred to as "DECLARANT".

Whereas, a DECLARATION made by HAMPTON PINES, INC.,  
<sup>1440 BROADWAY NY NY</sup>  
dated September 3, 1957, was recorded in the Office of the Clerk  
of Suffolk County on September 13, 1957 in Liber 4360 of  
conveyances, page 276 in relation to the following described  
property owned by said HAMPTON PINES, INC. (hereinafter referred  
to as PARCEL "A"):

All that certain plot, piece or parcel of land  
situate, lying and being at Pine Neck, East Quogue, Town of  
Southampton, Suffolk County, New York more particularly bounded  
and described as follows:

COMMENCING at a concrete monument set in the  
southerly line of the Highway at Butt of Lots, said monument being  
situate South 88 degrees 55 minutes 00 seconds West 50.01 feet  
from the northwest corner of land now or formerly of Edward H.  
Rogers, from said point of beginning thence running South 00  
degrees 10 minutes 00 seconds West 3226.75 feet, more or less, to  
a point in the northerly shore line of Shinnecock Bay thence  
running along the highwater mark of the said shore line of  
Shinnecock Bay as it winds and turns 1142 feet, more or less, to  
the southeasterly corner of land of Zoe Belt de Ropp thence  
running along last mentioned land North 00 degrees 10 minutes 00  
seconds East 2930 feet, more or less, to a concrete monument set  
in the southerly line of said Highway at Butt of Lots; thence  
running along southerly line of said Highway at Butt of Lots,  
North 88 degrees 55 minutes 00 seconds East 1100 feet to the point

or place of beginning, and

Whereas, said HAMPTON PINES, INC. caused a Map known as Map No. 2722 to be prepared and filed in the Office of the Clerk of Suffolk County on July 5, 1957 covering the Northerly portion of PARCEL "A", above, which Map is entitled "Subdivision Map 'Pine Neck Landing', situate near East Quogue, Town of Southamptn, Suffolk County, New York, made by Theodore F. Squires, licensed land surveyor, #15863, Southamptn, New York," and

Whereas, pursuant to the above DECLARATION OF HAMPTON PINES, INC., dated September 3, 1957 and recorded on September 15, 1957, as aforesaid, HAMPTON PINES, INC., by quit claim deed dated December 31, 1964 and recorded on February 5, 1965 in Liber 5697 of conveyances, page 219, remised, released and conveyed to PINE NECK LANDING ASSOCIATION, INC., a portion of PARCEL "A" above described, the following described property (hereinafter referred to as Parcel One for use as a boat basin and a bathing beach and for access to and egress from as said premises are still presently used for such purposes):

All that certain plot, piece or parcel of land, with the improvements thereon erected, situate, near East Quogue, in the Town of Southamptn, Suffolk County, New York, being more particularly bounded and described as follows:

Beginning at the Southeast corner of the parcel being described, which point of beginning is located in the northerly shore line of Shinnecock Bay at the Southerly terminus of Landing Lane as shown on the subdivision map section 2 of "Pine Neck Landing" which map is filed in the office of the Suffolk



County Clerk as Map No.2837 on July 28, 1958, and proceeding thence in a northerly direction along the said westerly side of Landing Lane as shown on said map, north 00 degrees, 10 minutes 00 seconds east 100 feet more or less to a point; thence south 89 degrees 50 minutes east 25.0 feet; thence continuing along the westerly side of said Landing Lane north 00 degrees 10 minutes 00 seconds east 328.04 feet; thence south 88 degrees 55 minutes 00 seconds west 239.50 feet; thence south 00 degrees 10 minutes 00 seconds west 390 feet more or less to the northerly shore line of said Shinnecock Bay and thence proceeding along the said northerly shore line of Shinnecock Bay in a southeasterly direction to the point or place of beginning.

Together with the lands shown on said Subdivision Map Section 2 of Pine Neck Landing as "Beach Reservation", said lands being located South of lot # 121 as shown on said map. And

Whereas, pursuant to the above DECLARATION OF HAMPTON PINES, INC. , dated September 3, 1957 and recorded September 15, 1957, as aforesaid HAMPTON PINES, INC., by quit claim deed dated December 31, 1964 and recorded February 5, 1965 in Liber 5697 at conveyances, page 223, remised, released and conveyed to PINE NECK LANDING ASSOCIATION, INC. a portion of PARCEL "A", above described, the following described roads (hereinafter referred to as Parcel Two) :

All its right, title and interest in and to those lands near East Quogue, Town of Southampton, Suffolk County, lying within the bounds of the roads shown on a certain map entitled "Map of Pine Neck Landing", filed in the Suffolk County Clerk's Office on July 5, 1957 as map 2722, which roads are more particularly described as follows:

CANVASBACK LANE running from the northerly side of Widgeon Lane to the southerly side of Sanderling Lane;

SANDPIPER LANE running from the northerly side of Widgeon Lane to the southerly side of highway at butt of lots;

SANDERLING LANE running from the westerly line of said map to the easterly line of said map;

GANNET CROSSING running from the easterly side of Canvasback Lane to the westerly side of Landing Lane;

WIDGEON LANE running from the westerly end of said map to the westerly side of Landing Lane;

LANDING LANE running from the southerly side of Sanderling Lane to the northerly shore line of Shinnecock Bay, including that portion of Landing Lane as shown on the "Map of Pine Neck Landing Section 2" filed in the Suffolk County Clerk's Office on July 28, 1958 as map 2837. And

Whereas, PINE NECK LANDING ASSOCIATION, INC. has since the transfer, release and conveyance of the portions of PARCEL ONE and PARCEL TWO of PARCEL "A", above described accepted the said lands subject to all the terms and conditions of the DECLARATION, dated September 3, 1957, and the two quit claim deeds, dated December 31, 1964, as aforesaid, and

Whereas, DECLARANT herein, PINE NECK LANDING ASSOCIATION, INC., has since the conveyance to it of PARCELS ONE AND TWO of PARCEL "A", as aforesaid, has complied with all of the terms and conditions of the DECLARATION OF HAMPTON PINES, INC., dated September 3, 1957, as aforesaid, and more particularly has maintained, for all persons entitled to the use thereof including all owners of any lots or portions of the premises described in PARCEL "A" of the DECLARATION aforementioned, the boat basin, access to parking area, bathing beach, and private roads as therein provided.

NOW THEREFORE, pursuant to the terms of the DECLARATION OF HAMPTON PINES, INC., dated September 3, 1957, and



the two quit claim deeds, dated December 31, 1964, as aforesaid, PINE NECK LANDING ASSOCIATION, INC., hereby filed a RENEWAL OF DECLARATION OF INTENTION TO PRESERVE RESTRICTIONS ON THE USE OF LAND for all persons entitled to the use thereof including all owners of any lots or portions of the premises described in PARCEL "A" of the DECLARATION, dated September 3, 1957, aforementioned, and in order to afford each member of the PINE NECK LANDING ASSOCIATION, INC. and of each owner the reasonable use of the property known as PARCEL ONE AND PARCEL TWO OF PARCEL "A", as aforesaid, owned and maintained by said PINE NECK LANDING ASSOCIATION, INC. and at a regular meeting of the membership of PINE NECK LANDING ASSOCIATION, INC. duly held on August 27, 1966 and September 17, 1966 at East Quogue, County of Suffolk, State of New York, due notice thereof having been given to the membership and to the owners of lots or portions of the premises described in PARCEL "A", aforementioned, and to owners of any lots on either of the said filed Maps Nos. 2722 and 2837, above described, the following amendments were adopted RENEWING THE DECLARATION OF INTENTION TO PRESERVE RESTRICTIONS OF THE USE OF THE LAND, effective as of the date hereof, the same being as follows:

1. That no manufacturing of any kind or selling of any goods or merchandise may be done at the above premises or any portion thereof, and no business, trade or profession may be conducted

upon any portion thereof.

2. That no structure shall be erected excepting a one family dwelling house of not less than 1000 square feet of living space on the first floor, except where a two story dwelling house is to be erected there shall be not less than 800 square feet on the first floor. Any garage erected shall not exceed space to accommodate two motor vehicles. No house trailer or camp car or tents to be lived in shall be placed, kept or maintained in the PINE NECK LANDING area by any owner thereof except where such permission has been given by the owner and also by the Town Board.
3. That no building shall be built unless it complies with the building code and requirements of the Town of Southampton and of the County of Suffolk and State of New York and Federal requirements, if any.
4. That no signs of any kind shall be displayed upon any lot included within the above premises, except a name sign, one "professional" sign of not more than one square foot in size or one "For Sale" sign of not more than two square feet

in size when displayed on the premises to be sold. While a building is under construction, one building sign of not more than six square feet in size shall be permitted to be displayed.

5. That grounds shall be kept free of debris that creates unsightly appearance. There shall be no dumping or littering or storage of wood in the front or side of a building. Garbage cans shall be kept out of sight from the street.
6. That no alteration shall be made to exterior of any building without first obtaining the approval of the DECLARANT herein. In any event any plans and specifications submitted to the DECLARANT shall be deemed approved by said DECLARANT unless the party submitting such plans and specifications is notified to the contrary in writing within thirty (30) days after the submission of such plans and specifications for approval. That any damage to roads owned and maintained by DECLARANT caused by the property owner, his employee, guest or tenant, his contractor, sub-contractor or their employees shall be the responsibility of that property owner.



7. That there shall be no parking or storage of more than one commercial vehicle exceeding a three-quarter ton capacity on roads or private driveways overnight or for extended periods.
8. That all members of DECLARANT and all the property owners entitled to the use thereof and their guests shall obey all boat basin rules and regulations promulgated by the Board of Directors of DECLARANT.
9. That all members of DECLARANT and all property owners entitled to the use thereof and their guests shall obey all rules and regulations governing use of area roads as promulgated by Board of Directors of DECLARANT.
10. That rentals shall be restricted to one family rentals.
11. That all fences which are erected shall conform to Town Ordinances.
12. That there shall be no hunting, no trap shooting, no trapping or target practice of any kind using rifles, pistols, guns, bows and arrows, air rifles or pellet guns within the confines of the area.
13. That no house, coop or enclosure for the keeping



of chickens, pigeons, ducks or any domesticated fowl shall be allowed upon any premises of the area. Household pets shall be limited to two dogs and two cats.

Except where modified herein, all of the covenants, restrictions, reservations and conditions of the DECLARATION OF HAMPTON PINES, INC., dated September 3, 1957, and the quit claim deeds, dated December 31, 1964, as aforesaid, shall be in force and effect. All of the foregoing conditions shall be deemed running with the land and shall continue until January 1, 2016.

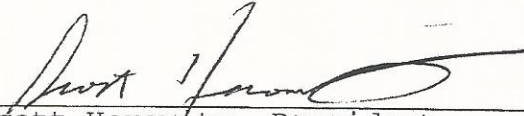
DECLARANT herein, PINE NECK LANDING ASSOCIATION, INC., hereby reserves the right at any time to amend, alter or extend any of the powers and rights granted under this DECLARATION and by the DECLARATION OF HAMPTON PINES, INC., dated September 3, 1957, and by the quit claim deeds, dated December 31, 1964, as aforesaid, as well as to make any reasonable rules and regulations for its membership and property owners in the maintenance and operation of the premises therein described.


If any clause, sentence, paragraph, section or part of this DECLARATION shall be adjudged by any Court or competent jurisdiction to be invalid such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph or section or part thereof directly involved in the controversy in which such

judgment shall have been rendered.


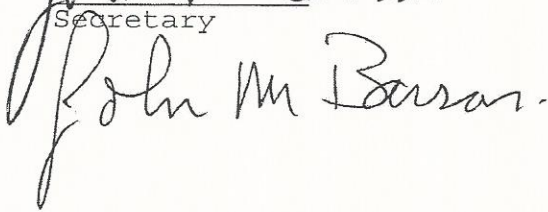
IN WITNESS WHEREOF, DECLARANT, has hereunto affixed  
its hand and seal the day and year first above written.

PINE NECK LANDING ASSOCIATION, INC.

By:   
Scott Horowitz, President

  
MARIO L. CARDACI  
Notary Public, State of New York  
No. 4982193  
Qualified in Suffolk County  
Commission Expires May 28, 2007

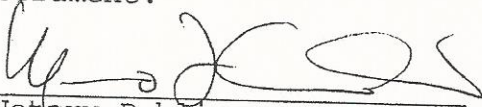
ATTEST:

  
Secretary  




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

On this 6<sup>th</sup> day of <sup>November</sup>~~October~~ 2005, before me, a notary public, the undersigned, personally appeared Scott Horowitz 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 she executed the same in her capacity and that by her signature on the instrument the individual or the person on behalf of which the individual acted executed the instrument.

  
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Notary Public

MARIO L. CARDACI  
Notary Public, State of New York  
No. 4982193  
Qualified in Suffolk County  
Commission Expires May 28, 2007

