

**AMENDMENT TO THE DECLARATION OF
LAKE TORMID INC., NOW KNOWN AS
THE LAKE WAUBEKA ASSOCIATION, INC.**

WHEREAS, the original Declaration of LAKE TORMID INC. was filed or recorded on the Danbury Land Records at Volume ___ Page ____ on or about July 24, 1951; and

WHEREAS, the Lake Waubeeka Association, Inc. is the successor thereto and desires to amend the Declaration's provisions relating to fences and businesses on lots;

WHEREAS, due notice of this amendment was given to all lot owners affected by the Declaration, and at a membership meeting duly called on May 18, 2008, the wording and purpose of this amendment was thoroughly discussed and examined by lot owners.

WHEREAS, in accordance with Section I of the Declaration, a majority of the lot owners have signed this instrument agreeing to the amendment as stated herein; and

NOW, THEREFORE, the Declaration of Lake Tormid Inc., now known as the Lake Waubeeka Association, Inc., is hereby amended as follows:

1. Section D is deleted and the following is substituted in lieu thereof:

“D. No fence, wall or other enclosure over three and one-half feet in height shall be erected, altered or permitted to remain on the front or sides of any lot.”

2. Section E is deleted and the following is substituted in lieu thereof:

“E. One home occupation is permitted on each lot, if and for so long as authorized by a valid Danbury zoning permit, and as further limited by this provision.

1. All home occupations, as defined herein, shall: (1) be clearly secondary to the use of the lot for dwelling purposes; (2) not change the external residential character of the dwelling in any visible manner; (3) not create objectionable noise, odor, vibrations, waste, or unsightly conditions noticeable off the premises; (4) not create interference with radio and television reception in the vicinity, nor create a health or safety hazard; (5) only use equipment which is customarily incidental to residential occupancy; (6) be engaged in only by the immediate members of the family residing on the lot; (7) except for the display of fruits and vegetables grown on the lot, not be visible from the street; (8) limit retail sales to only articles made, raised, or grown on the lot; and, (9) not exceed twenty-five per cent (25%) of the dwelling floor area above the basement.

THE FOLLOWING LOT OWNERS AGREE TO AMEND THE DECLARATION AS ABOVE:

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