

EXHIBIT C

CONSENSUS DECLARATION

other assets of the Condominium hereinafter collectively called the "Appurtenant Interests" pursuant to the provisions of Section 339-x of the Real Property Law of the State of New York, or in the event the Board of Managers shall purchase from any Unit Owner who has elected to sell the same, a Unit, together with the Appurtenant Interests, pursuant to Section 339-x of the By-Laws, or in the event the Board of Managers shall purchase at a foreclosure or other judicial sale, a Unit, together with the Appurtenant Interests, title to any such Unit, together with the Appurtenant Interests, shall be held by the Board of Managers or its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective common interests. The lease covering any Unit leased by the Board of Managers, or its designee, corporate or otherwise, shall be held by the Board of Managers, as its designee, corporate or otherwise, on behalf of all Unit Owners, in proportion to their respective common interests.

13. Person to Receive Service. Any member of the Board of Managers, residing in the Condominium, Westchester County, Village of Dobbs Ferry, New York, is hereby designated to receive notice of process in any action which may be brought against the Condominium. Until such a designation, F & G Properties Corp., having a place of business at 152 Broadway, Dobbs Ferry, New York, is designated to receive notice of process.

14. Units Subject to Declaration, By-Laws and Rules and Regulations. All present and future owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, the By-Laws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such owner, tenant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest of estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof.

15. Amendment of Declaration. This Declaration may be amended by the vote of at least 66-2/3% in number and in common interest of all Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By-Laws, provided, however, that the limited common interest appurtenant to each Unit as expressed in this Declaration shall not be altered without the consent of all Unit Owners affected. No such amendment shall be effective until recorded in the office of the Clerk of Westchester County. The holders of mortgages comprising first liens on the Units may, at their election, designate a representative or representatives to act upon any and all amendment to this Declaration and if such representative or representatives are designated and written notice thereof given to the Board of Managers by registered or certified mail addressed to the office of the Condominium, then any amendment to this Declaration shall require the approval in writing of said representative or representatives. Notwithstanding anything to the contrary herein contained, paragraph 8 of

this Declaration may not be amended without the consent of the Unit Owner of every Unit affected by such amendment.

The Sponsor hereby reserves the right to amend this Declaration at any time without the requirement of a vote and without the approval or consent of any Unit Owners or mortgagees for the sole purpose of filing the Floor Plans required by the New York Real Property Law Section 139-p for the portion or portions of the Buildings and appurtenances which are incomplete at the time the Declaration is recorded and the filing along with said amendment to the Declaration and the Floor Plans the verified statement of a registered architect or licensed professional engineer certifying that the plans being filed simultaneously with such amendment, fully and fairly depict the layout, location, unit designations and approximate dimensions of the particular Unit or Units as built, as provided in said Section 139-p. No amendment to this Declaration shall decrease the percentage interest of the respective units in the common elements as set forth in Schedule A.

16. Invalidity. The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

17. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

18. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration nor the intent of any provision hereof.

19. Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the plural, and vice versa, wherever the context so requires.

IN WITNESS WHEREOF, the Sponsor has caused this
Declaration to be executed this _____ day of _____, 1976.

F & G PROPERTIES CORP.

By _____
President

STATE OF NEW YORK)
) SS.
COUNTY OF WESTCHESTER)

On this _____ day of _____, 1976, before me
personally _____, to me known, who being
by me duly sworn, did depose and say that he resides at
_____, that he is the President
of F & G Properties Corp., the corporation described in
and which executed the foregoing instrument; that he knows
the seal of said corporation; that the seal affixed to said
instrument is such corporate seal; that it was so affixed
by order of the Board of Directors of said corporation,
and that he signed his name thereto by like order.

Notary Public

All the certain plot, piece or parcel of land, situate, lying and being in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, known and designated as Lot 101 in Block 27 of a certain map entitled "Blocks No. 2, 23, 24, 25, 26 and 27 Map No. 5 and Amended Map of Block 2, Map 2, also Amended Map of Part of Blk. 3, Map 1, and Part of Revised Map of Blk. 4, Map 1, Riverview Manor, Property of Hastings Homes Company located at Dobbs Ferry and Hastings-on-Hudson, County of Westchester, State of New York", which map is filed in the Office of the County Clerk, County of Westchester, as Map No. 1907, together with a parcel of land immediately adjoining said Lot 101 on the North and which said lot and adjoining parcel when taken together are more particularly bounded and described as follows:

BEGINNING at a point in the easterly side of Broadway and its intersection with the northerly line of Colonial Avenue;

thence along the easterly side of Broadway the following courses and distances: North 3 degrees 3' 10" East 136.56 feet; North 0 degrees 43' 40" East 74.79 feet; North 2 degrees 26' 50" East 50.02 feet; North 4 degrees 3' 10" East 17.19 feet to the southwesterly corner of land conveyed by Joseph Hasbrouck and wife to the Empire State Society of Sons of the American Revolution under deed dated April 8, 1895 and recorded in the Office of the Register of Westchester County, March 28, 1896 in Liber 1426 of Deeds at page 40;

thence along the lands of said Society the three following courses: South 85 degrees 56' 50" East 10 feet; North 4 degrees 3' 10" East 21 feet; North 85 degrees 56' 50" West 10 feet to the easterly side of Broadway, and thence continuing along the easterly side of Broadway the following courses and distances: North 4 degrees 3' 10" East 11.81 feet; North 10 degrees 19' 50" East 31.80 feet; thence on a curve to the right having a radius of 520 feet a distance of 140 feet and North 15 degrees 17' East 199.52 feet to the southerly line of lands now or formerly belonging to George Karsanidi and Susan Karsanidi, his wife, by deed in Liber 6646 cp 49;

thence along lands now or formerly of Karsanidi South 57 degrees 01' 10" East 153.23 feet; to the westerly side of Croton Aqueduct;

thence along the westerly side of the Croton Aqueduct the three following courses; South 16 degrees 33' 35" West 174.16 feet to an angle; South 77 degrees 28' 30" East 16.54 feet to an angle and South 16 degrees 33' 35" West 315.88 feet to the northerly side of Colonial Avenue;

running thence along the northerly side of Colonial Avenue South 46 degrees 39' 30" West 20.68 feet and on a curve to the right having a radius of 164.38 feet a distance of 179.61 feet to the point of place of beginning.

SCHEDULE B

DECLARATION

| Unit Designation | Approximate Area in Square Feet | Number of Rooms | United Common Elements | Percentage of Interest in the Common Elements | Common Elements to which Unit Has Immediate Access |
|------------------|---------------------------------|-----------------|------------------------|-----------------------------------------------|----------------------------------------------------|
| 1 | 3456 | 9 | F | | |
| 2 | 3616 | 9 | F | 6.87 | Walkways |
| 3 | 3000 | 7 | F | 7.05 | Walkways |
| 4 | 3070 | 7 | F | 5.09 | Walkways |
| 5 | 3000 | 7 | F | 5.09 | Walkways |
| 6 | 3000 | 7 | F | 5.09 | Walkways |
| 7 | 2640 | 6 | F | 5.21 | Walkways |
| 8 | 2640 | 6 | F | 4.66 | Walkways |
| 9 | 2640 | 6 | F | 4.66 | Walkways |
| 10 | 2640 | 6 | F | 4.66 | Walkways |
| 11 | 2640 | 6 | F | 4.76 | Walkways |
| 12 | 2640 | 6 | F | 4.66 | Walkways |
| 13 | 2640 | 6 | F | 4.66 | Walkways |
| 14 | 2640 | 6 | F | 4.66 | Walkways |
| 15 | 2640 | 6 | F | 4.66 | Walkways |
| 16 | 2640 | 6 | F | 4.76 | Walkways |
| 17 | 2640 | 6 | F | 4.76 | Walkways |
| 18 | 2640 | 6 | F | 4.66 | Walkways |
| 19 | 2640 | 6 | F | 4.66 | Walkways |
| 20 | 2640 | 6 | F | 4.66 | Walkways |
| | | | | 4.72 | Walkways |

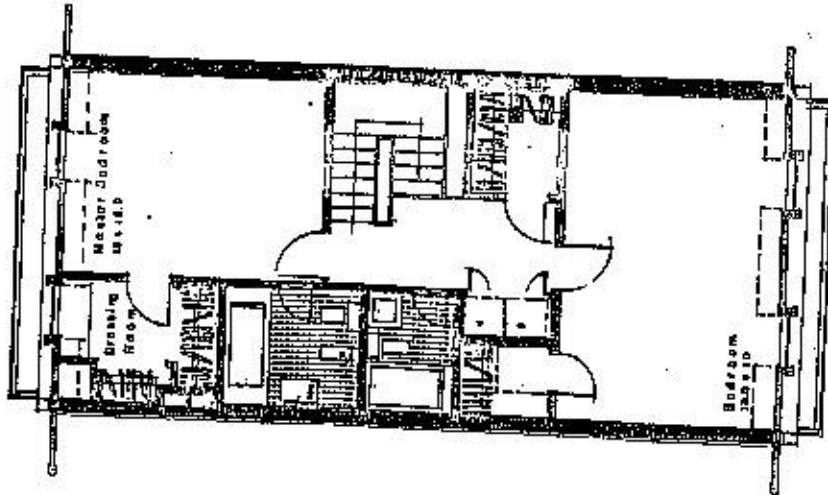
EXHIBIT B

BY-LAWS, RULES & REGULATIONS

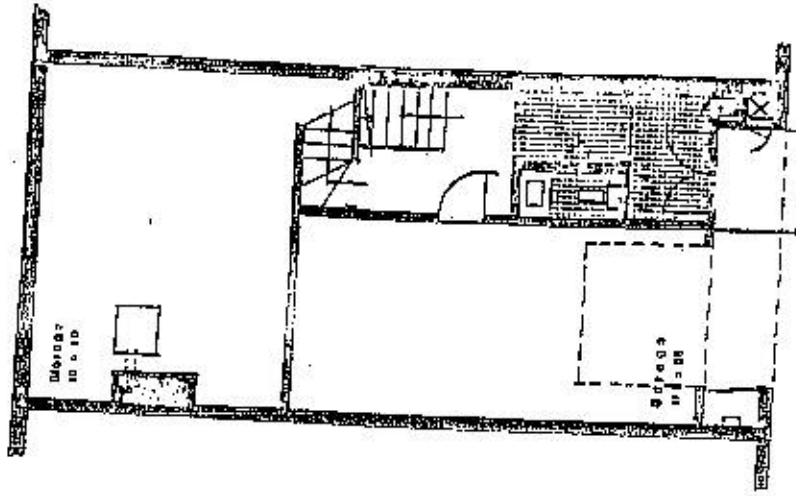
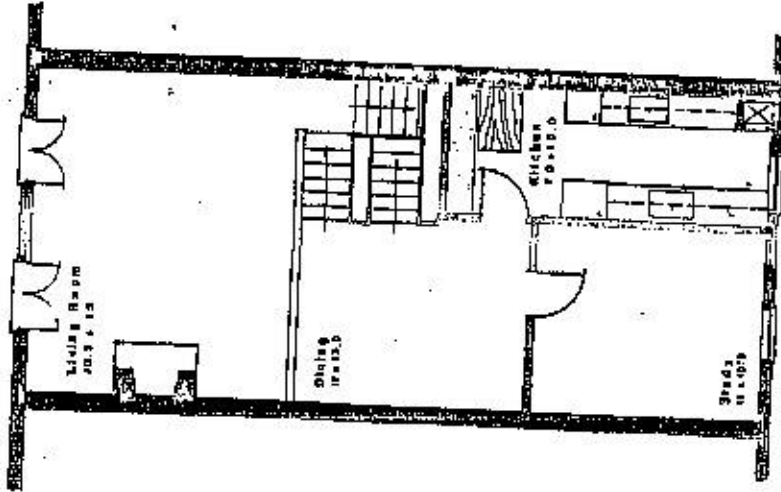
EXHIBIT I

Floor Plans and Three Dimensional Floor Plans

Two Bedroom Townhouse

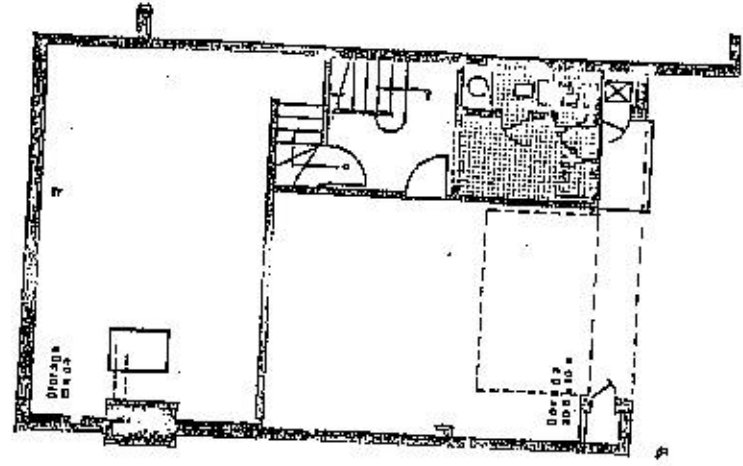
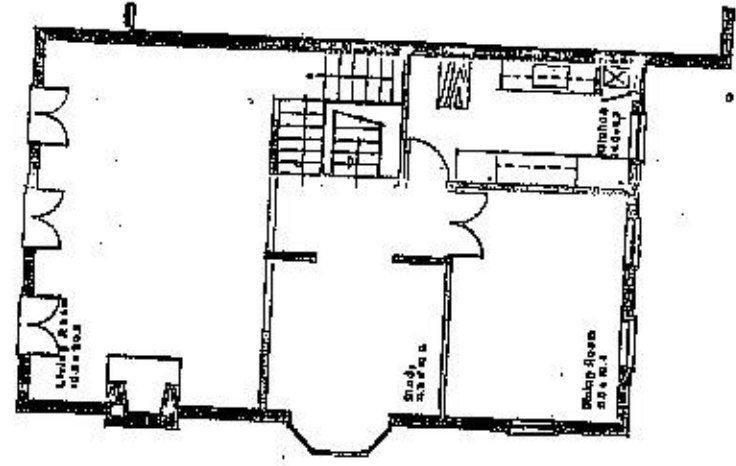
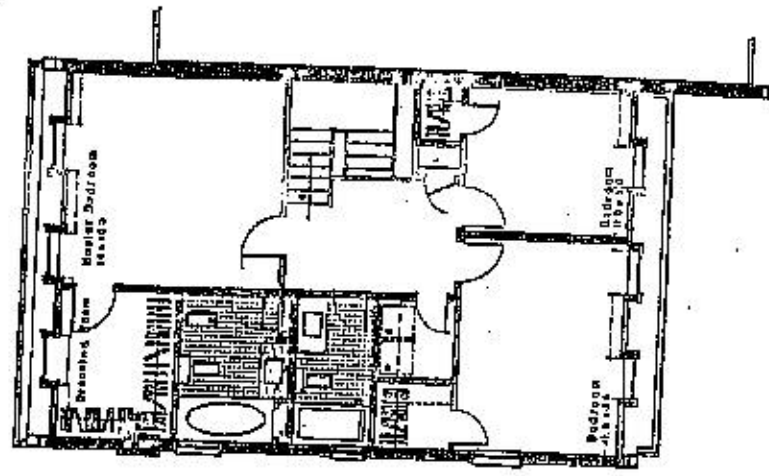


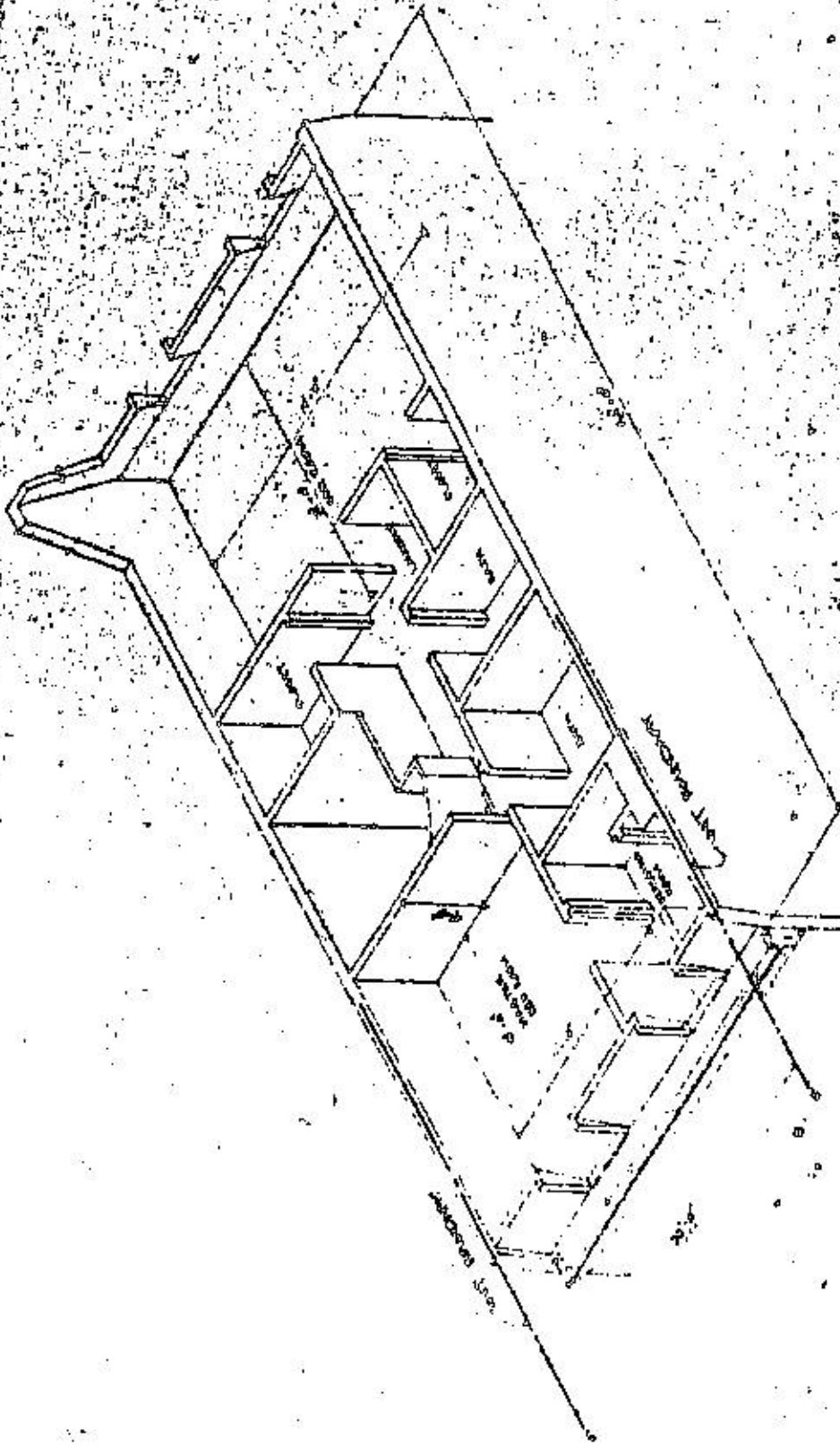
Garage



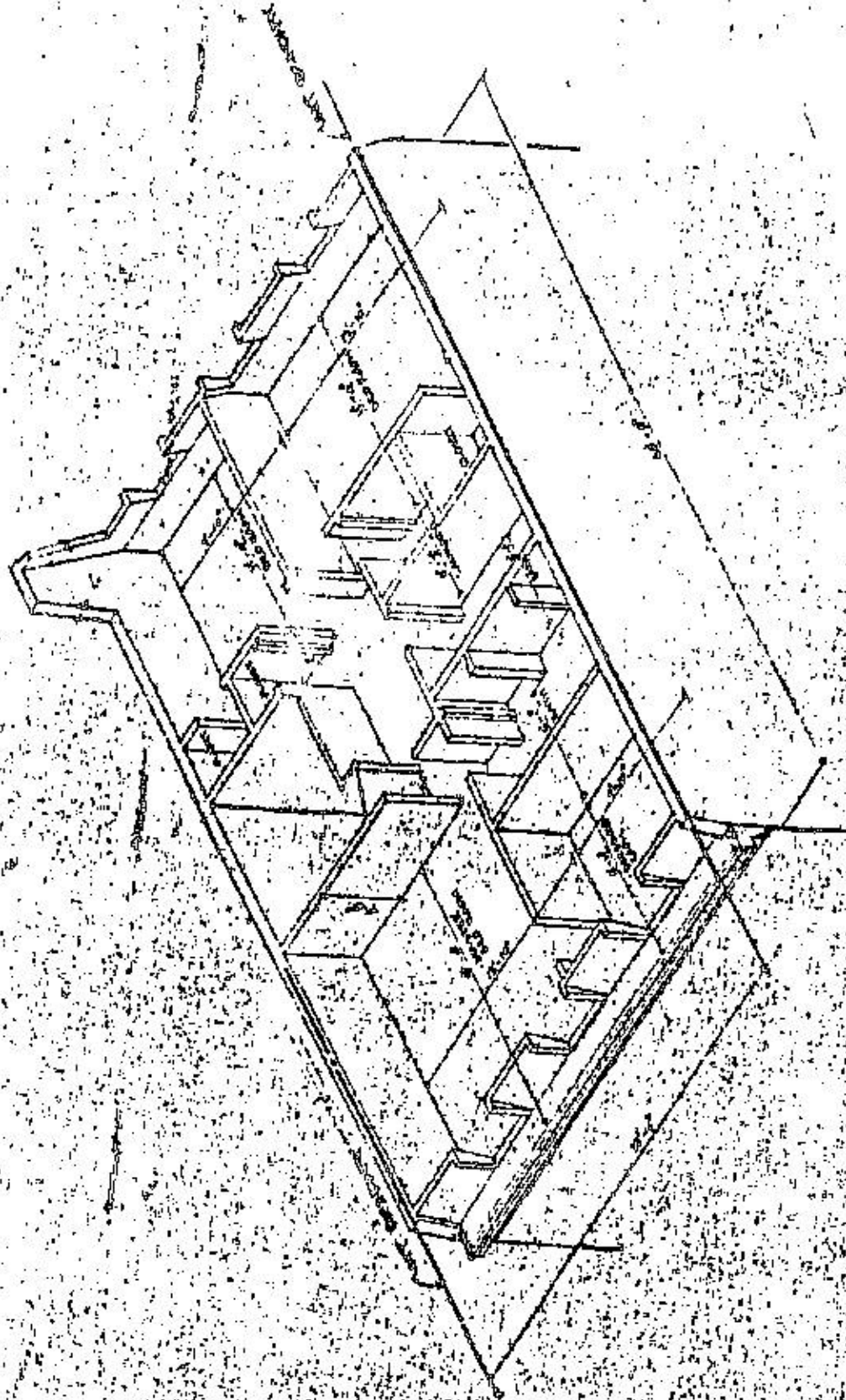
Three Bedroom Townhouse

Garden





THE CARLETON
SECOND FLOOR PLAN



THE ROCHAMBEAU
SECOND FLOOR PLAN