

Reville

OFFERING PLAN
FOR THE SALE OF MEMBERSHIP INTERESTS IN
THE ASSOCIATION KNOWN AS
THE DRUMLINS HOMEOWNERS' ASSOCIATION, INC.

Located on Rawson Road
In the Town and Village of Victor,
Ontario County, New York

Total Offering - \$20,000
(Additional phases of this Project are contemplated as follows, with
the following Estimated Total Value of Common Property: \$80,000
Phase 2, 44 homes; Phase 3, 45 homes, Phase 4, 42 homes;
Phase 5, 46 homes.)

Sponsor and Selling Agent:
ONTARIO HEIGHTS DEVELOPMENT, INC.
7201 Rawson Road
Victor, New York 14564

A total of 60 homes is being offered under this plan.
It is anticipated that a total of 177 additional homes will be
offered in subsequent phases of this development.
Cost of membership in the Homeowners' Association is included in
the purchase price of the individual homes.
Date of the offering plan: May 1, 1987.
The offering plan may not be used after April 30, 1988 unless
extended by amendment.

SEE PAGE iii FOR SPECIAL RISKS TO PURCHASERS.

THIS OFFERING PLAN IS THE SPONSOR'S ENTIRE OFFER TO SELL MEMBERSHIP
INTERESTS IN THE HOMEOWNERS' ASSOCIATION. NEW YORK LAW REQUIRES
THE SPONSOR TO DISCLOSE ALL MATERIAL INFORMATION IN THIS PLAN AND
TO FILE THIS PLAN WITH THE NEW YORK STATE DEPARTMENT OF LAW PRIOR
TO SELLING OR OFFERING TO SELL ANY MEMBERSHIP INTERESTS. FILING
WITH THE DEPARTMENT OF LAW DOES NOT MEAN THAT THE DEPARTMENT OR
ANY OTHER GOVERNMENT AGENCY HAS APPROVED THIS OFFERING.



STATE OF NEW YORK
DEPARTMENT OF LAW
120 BROADWAY
NEW YORK, NY 10271

ROBERT ABRAMS
Attorney General

FREDERICK K. MEHLMAN
Assistant Attorney General in Charge
Real Estate Financing Bureau

(212) 341-2131

Ontario Heights Develop. Inc.
c/o Harris, Beach, Wilcox et al.
Attn: Stephen Waite
130 East Main Street
Rochester, NY 14604

RE: The Drumlins Homeowners

File Number: H870010

Date Amendment Filed: 05/31/88

Receipt Number: 898316338

Amendment No: 1

Filing Fee: \$ 75.00

Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. This filing is effective for the greater of six months from the date of filing this amendment or twelve months from the acceptance of the original offering literature. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

Jacqueline Orrantia
JACQUELINE ORRANTIA
ASSISTANT ATTORNEY GENERAL *JW*

AMENDMENT NO. 1

This is the first amendment to the Offering Plan for The Drumlins Homeowners Association, Inc. The purpose of this amendment is to extend the term of the Offering for an additional year from May 1, 1988 through April 30, 1989.

1. The Offering Plan is hereby amended as follows:

The Offering Plan may not be used after April 30, 1989 unless extended by amendment.

The amendment to this Offering was prepared by Goldstein Goldman Kessler & Underberg, Stephen H. Waite, of Counsel.

Ontario Heights Development, Inc. (the "Sponsor"), is currently developing Phase 1 of The Drumlins on approximately 15 acres of land. Construction has begun on 23 lots in Phase 1 and 3 lots have been sold. 10 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowners Association except as contained in this amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowners Association.

Dated: April 18, 1988

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: John G. Turner, Pres.
John G. Turner, President

AMENDMENT NO. 2

This is a second amendment to the Offering Plan for the Drumlins Homeowners' Association, Inc. The Offering Plan is hereby amended as follows:

1. The Offering Plan may not be used after April 30, 1989 unless extended by amendment.

2. The first paragraph on page 3 of the Offering Plan incorrectly stated that water for subsequent phases of the project would be supplied by the Town of Victor. That paragraph is deleted and the following is substituted:

Water will be supplied to the Association and to the owners by the Village of Victor. The water mains will be constructed to standards of the Village of Victor and shall be dedicated to the Village. The Village will maintain the watermains and hydrants.

In order to further clarify that the Village of Victor will be supplying water, Note No. 2 on page 7 of the Offering Plan is amended to eliminate the words "Town of Victor Water Authority" in the first and third sentences, and to substitute therefore the words "Village of Victor".

3. The last sentence on page 18 of the Offering Plan, and paragraph 13 of the Rules and Regulations (page C-16) indicate that the parking of automobiles on individual driveways is not permitted. Said last sentence of page 18 and paragraph 13 of the Rules and Regulations shall be deleted and the following shall be substituted:

No boats, trailers, housecars, motorcycles, bicycles or motor vehicles of any kind may be parked in the streets within the subdivision or on the premises except within the garages; except that motor vehicles may be parked in driveways leading to individual units. Automobiles of visitors may be parked in areas designated for that purpose.

In order to avoid further confusion as to where automobiles may be parked, the last sentence of paragraph 4 of the Rules and Regulations is deleted in entirety.

4. The last sentence of paragraph 15 of the Purchase and Sale Contract (Exhibit "G" to the Offering Plan" incorrectly refers to "United States Revenue Stamps", instead of "Real Property Transfer Tax". Said last sentence of paragraph 15 is deleted and the following shall be inserted:

The purchaser shall pay for the real property transfer tax, the fee to record the deed, the fee to file the Real Property Transfer Report and the fee to file Real Property Transfer Gains Tax Affidavit.

5. The budget for The Drumlins Homeowners Association, Inc. (Projected Schedule of Receipts and Expenses) is unchanged for the fiscal year commencing June 1, 1987 and ending May 31, 1988. There is no change in the monthly common charge per Association member.

This Amendment to the Offering Plan was prepared by Mayberry, Licht & Goldman, Kenneth D. Licht of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of the Drumlins on approximately 15 acres of land. Construction has begun on 20 lots in Phase I, 11 lots have been sold and 8 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting the Drumlins Homeowners' Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of the Drumlins Homeowners' Association.

Dated: October 14, 1988

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: _____
David Wegman

David Wegman, Vice President

AMENDMENT NO. 3

This is a third amendment to the Offering Plan for the Drumlins Homeowners' Association, Inc. The purpose of this amendment is to extend the term of the Offering and to provide information on the builder's warranty. The Offering Plan is hereby amended as follows:

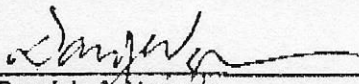
1. The Offering Plan may not be used after September 25, 1990 unless extended by amendment.
2. There has been no change in the monthly common charge per Association member. The current budget is attached hereto.
3. The purchase agreement for individual units has been amended (Exhibit "G" of Part II) by deleting Paragraph 25 thereof. The following paragraph has been substituted: THE SELLER MAKES NO HOUSING MERCHANT IMPLIED WARRANTY OR ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, IN CONNECTION WITH THIS CONTRACT OR THE HOME, AND ALL SUCH WARRANTIES ARE EXCLUDED, EXCEPT AS PROVIDED IN THE LIMITED WARRANTY ANNEXED TO THIS CONTRACT, AND THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE FACE HEREOF.
4. Attached hereto is a copy of the Limited Warranty for all townhouse units sold in "The Drumlins Subdivision".

This Amendment to the Offering Plan was prepared by Mayberry, Licht & Goldman, Kenneth D. Licht of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of The Drumlins on approximately 15 acres of land. Construction has begun on 39 lots in Phase I, 25 lots have been sold and 9 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowner's Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowner's Association.

Dated: September 20, 1989

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: 
David J. Wegman

AMENDMENT NO. 4

This is the fourth amendment to the Offering Plan for the Drumlins Homeowners' Association, Inc. The purpose of this amendment is to extend the term of the Offering. The Offering Plan is hereby amended as follows:

1. The Offering Plan may not be used after April 7, 1992 unless extended by amendment.
2. There has been no change in the monthly common charge per Association member. The current budget is attached hereto.
3. In the section of the Offering Plan entitled "Obligations of Sponsor" paragraph 12 on page 27 is amended to add the following two sentences:

The Sponsor represents that it has the financial resources to meet its obligations with respect to unsold lots. Sponsor anticipates that it will fund its financial obligations with respect to its share of the common charges from income from sales of units. In the event projected sales are not made, Sponsor may draw on an existing line of credit from Marine Midland Bank, N.A. to fund its share of common area charges. There is no certainty, however, that such line of credit will continue to be available until the project is completed.

The Sponsor obtained loans from Marine Midland Bank, N.A. to finance site development expenses, which loans were secured by collateral security mortgages in the amounts of \$1,407,288.00 and \$175,00.00 respectively. Both mortgages are subordinate to this Offering Plan and the Declaration. The loans have been paid in full. The Sponsor also obtained a construction loan line of credit from Marine Midland Bank, N.A. which loan is secured by a collateral security mortgage for \$1,500,000.00. The present principal balance is \$401,269.00 with interest payable monthly and the amounts borrowed in connection with the construction of each unit payable upon closing of each such unit. The mortgage is current.

4. In the section of the Offering Plan entitled "Identity of Parties", the following paragraph shall be added after the last paragraph on page 30:

Neither Sponsor nor any principal of Sponsor owns ten percent or more of the unsold shares or units of any other cooperative, condominium or homeowners association, either as an individual, general partner or principal, except that David J. Wegman is an owner of Victor-Rawson Development Company, Inc., the Sponsor of Lakeshore Townhomes in the City of Rochester, Monroe County, New

York and an owner of Tara Development Company, Inc. the Sponsor of Ridge Meadows Subdivision in the Town of Greece, Monroe County, New York. The Sponsor of Lakeshore Townhomes and Ridge Meadows Subdivision is current in its financial obligations, including, but not limited to, payment of maintenance or common charges, taxes, reserve or working capital fund payments, assessments, payments for repairs and improvements promised in the respective offering plans, and payment of underlying mortgages and loans for which the units have been pledged or mortgaged.

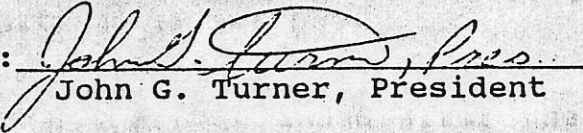
5. The Sponsor is current on all financial obligations to the homeowners association, including, but not limited to, payment of all association charges and reserve or working capital fund payments and assessments which have become due, and is current in payment for repairs and improvements promised in the Offering Plan. The Sponsor was current on all such obligations during the twelve (12) month period prior to the filing of this amendment. Also, the Sponsor and all principals of the Sponsor are current in all such obligations with respect to other cooperatives, condominiums and homeowners associations in which they own more than ten percent of the units as individuals, general partners or principals.

This Amendment to the Offering Plan was prepared by Mayberry, Licht & Goldman, Kenneth D. Licht of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of The Drumlins on approximately 15 acres of land. Construction has begun on 52 lots in Phase I, 46 lots have been sold and 4 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowner's Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowner's Association.

Dated: January 23, 1991

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: 
John G. Turner, President

(lar)OHD\Amendment.4

AMENDMENT NO. 5

This is the fifth amendment to the Offering Plan for the Drumlins Homeowners' Association, Inc. The purpose of this amendment is to revise the budget and to extend the term of the Offering. The Offering Plan is hereby amended as follows:

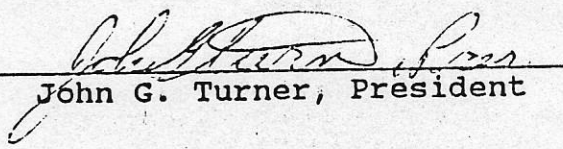
1. The Offering Plan may not be used after May 27, 1992 unless extended by amendment.
2. The budget has been revised for the year beginning June 1, 1991 and ending May 31, 1992. The monthly common charge per Association member has been increased to \$110.00 per month. The common charge was previously \$82.02 per month.
3. The Sponsor is current on all financial obligations to the homeowners association, including, but not limited to, payment of all association charges and reserve or working capital fund payments and assessments which have become due, and is current in payment for repairs and improvements promised in the Offering Plan. The Sponsor was current on all such obligations during the twelve (12) month period prior to the filing of this amendment. Also, the Sponsor and all principals of the Sponsor are current in all such obligations with respect to other cooperatives, condominiums and homeowners associations in which they own more than ten percent of the units as individuals, general partners or principals.
4. There has been no change in the disclosures set forth in Paragraphs 3 and 4 of Amendment No. 4 which was filed on April 8, 1991.

This Amendment to the Offering Plan was prepared by Mayberry, Licht & Goldman, Kenneth D. Licht of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of The Drumlins on approximately 15 acres of land. Construction has begun on 54 lots in Phase I, 46 lots have been sold and 4 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowner's Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowner's Association.

Dated: April 30, 1991

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: 
John G. Turner, President



STATE OF NEW YORK
DEPARTMENT OF LAW
120 BROADWAY
NEW YORK, NY 10271
(212) 341-2148

ROBERT ABRAMS
Attorney General

FREDERICK K. MEHLMAN
Assistant Attorney General in Charge
Real Estate Financing Bureau

Ontario Heights Development, Inc.
c/o Mayberry, Licht & Goldman
Attn: Kenneth D. Licht, Esq.
47 South Fitzhugh Street, Suite 800
Rochester, NY 14614

RE: The Drumlins Homeowners
File Number: H870010
Date Amendment Filed: 04/08/91
Receipt Number: 591114351

Amendment No: 4
Filing Fee: \$ 150.00

Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. Since this amendment is submitted after the post closing amendment has been filed, this filing is effective for twelve months from the date of filing of this amendment. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment, including amending the plan to disclose the most recent certified financial statement and budget, which should be done as soon as either of these documents is available.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

Jacqueline Orrantia
JACQUELINE ORRANTIA
ASSISTANT ATTORNEY GENERAL /EWE



STATE OF NEW YORK
DEPARTMENT OF LAW

120 BROADWAY
NEW YORK, NY 10271

(212) 341-2148

ROBERT ABRAMS
Attorney General

FREDERICK K. MEHLMAN
Assistant Attorney General in Charge
Real Estate Financing Bureau

Ontario Heights Development, Inc.
c/o Mayberry, Licht, et al.
Attn: Kenneth D. Licht, Esq.
2220 South Clinton Avenue
Rochester, NY 14618

RE: The Drumlins Homeowners

File Number: H870010

Date Amendment Filed: 05/28/91

Receipt Number: 658215571

Amendment No: 5

Filing Fee: \$ 150.00

Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. Since this amendment is submitted after the post closing amendment has been filed, this filing is effective for twelve months from the date of filing of this amendment. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment, including amending the plan to disclose the most recent certified financial statement and budget, which should be done as soon as either of these documents is available.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

JACQUELINE ORRANTIA
ASSISTANT ATTORNEY GENERAL

J.H.

AMENDMENT NO. 5

This is the fifth amendment to the Offering Plan for the Drumlins Homeowners' Association, Inc. The purpose of this amendment is to revise the budget and to extend the term of the Offering. The Offering Plan is hereby amended as follows:

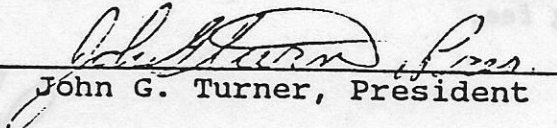
1. The Offering Plan may not be used after May 27, 1992 unless extended by amendment.
2. The budget has been revised for the year beginning June 1, 1991 and ending May 31, 1992. The monthly common charge per Association member has been increased to \$110.00 per month. The common charge was previously \$82.02 per month.
3. The Sponsor is current on all financial obligations to the homeowners association, including, but not limited to, payment of all association charges and reserve or working capital fund payments and assessments which have become due, and is current in payment for repairs and improvements promised in the Offering Plan. The Sponsor was current on all such obligations during the twelve (12) month period prior to the filing of this amendment. Also, the Sponsor and all principals of the Sponsor are current in all such obligations with respect to other cooperatives, condominiums and homeowners associations in which they own more than ten percent of the units as individuals, general partners or principals.
4. There has been no change in the disclosures set forth in Paragraphs 3 and 4 of Amendment No. 4 which was filed on April 8, 1991.

This Amendment to the Offering Plan was prepared by Mayberry, Licht & Goldman, Kenneth D. Licht of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of The Drumlins on approximately 15 acres of land. Construction has begun on 54 lots in Phase I, 46 lots have been sold and 4 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowner's Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowner's Association.

Dated: April 30, 1991

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: 
John G. Turner, President



STATE OF NEW YORK
DEPARTMENT OF LAW
120 BROADWAY
NEW YORK, NY 10271

ROBERT ABRAMS
Attorney General

FREDERICK K. MEHLMAN
Assistant Attorney General in Charge
Real Estate Financing Bureau

(212) 341-2148

Ontario Heights Development, Inc.
c/o Mayberry, Licht, et al.
Attn: Kenneth D. Licht, Esq.
2220 South Clinton Avenue
Rochester, NY 14618

RE: The Drumline Homeowners

File Number: H870010

Date Amendment Filed: 10/16/91

Receipt Number: 905420521

Amendment No: 6

Filing Fee: \$ 150.00

Dear Sponsor:

The referenced amendment to the offering plan for the subject premises is hereby accepted and filed. Since this amendment is submitted after the post closing amendment has been filed, this filing is effective for twelve months from the date of filing of this amendment. However, any material change of fact or circumstance affecting the property or offering requires an immediate amendment, including amending the plan to disclose the most recent certified financial statement and budget, which should be done as soon as either of these documents is available.

Any misstatement or concealment of material fact in the material submitted as part of this amendment renders this filing void ab initio. This office has relied on the truth of the certifications of sponsor, sponsor's principals, and sponsor's experts, as well as the transmittal letter of sponsor's attorney.

Filing this amendment shall not be construed as approval of the contents or terms thereof by the Attorney General of the State of New York, or any waiver of or limitation on the Attorney General's authority to take enforcement action for violation of Article 23-A of the General Business Law or other applicable law. The issuance of this letter is conditioned upon the collection of all fees imposed by law. This letter is your receipt for the filing fee.

Very truly yours,

JACQUELINE ORRANTIA
ASSISTANT ATTORNEY GENERAL

J.H.

AMENDMENT NO. 6

This is the Sixth Amendment to the Offering for the Drumlins Homeowners' Association, Inc. The Offering Plan is hereby amended as follows:

1. The Offering Plan may not be used after October 15, 1992 unless extended by amendment.
2. Effective July 31, 1991 David J. Wegman resigned as an officer and director of the Sponsor, Ontario Heights Development, Inc. Simultaneously, David J. Wegman transferred all his shares of stock and ownership interest in the Corporation to John G. Turner and Henry H. Hanson.
3. Under the heading "IDENTITY OF PARTIES" on page 30 of the Offering Plan, the reference to David J. Wegman as Vice-President and a shareholder of Sponsor is deleted. John G. Turner, President, and Henry N. Hanson, Secretary-Treasurer, remain as the only shareholders and directors of the Sponsor.
4. The Budget for the Drumlins Homeowners' Association, Inc. is unchanged for the fiscal year commencing June 1, 1991 and ending May 30, 1992.

This Amendment to the Offering Plan was prepared by Mayberry, Licht, Goldman & Leone, Kenneth D. Licht, of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of The Drumlins on approximately 15 acres of land. Construction has begun on 6 lots in Phase I, 48 lots have been sold and 3 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowners' Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowners' Association.

Dated: September 12, 1991

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: John G. Turner, Pres.

DRUMLINS HOMEOWNERS ASSOCIATION
BUDGET
Year Beginning June 1, 1991 through May 31, 1992

	1991-1992
INCOME	
55 units @ \$110.00 per month	72,600.00
EXPENSES	
Electricity	2,080.00
Water & Sewer	0.00
Management	7,425.00
Refuse	6,710.00
Insurance	7,350.00
Snow Plowing	6,400.00
Summer Landscape	24,900.00
Contracted Repairs	4,400.00
Supplies	750.00
Road Sealing	1,450.00
Deck Sealing	1,250.00
Professional Fees	1,025.00
Taxes (corporate)	660.00
Administration & Misc.	750.00
Total Operating	<u>65,150.00</u>
Reserves	7,150.00
Contingency	<u>300.00</u>
Total Budget	72,600.00

**DRUMLINS HOMEOWNERS ASSOCIATION
NOTES TO BUDGET**

INCOME	55 units @ \$110.00/unit/ month	72,600.00
EXPENSES		
Electricity	No change from original budget	2,080.00
Management	Based on management proposal for 1991-92, \$11.25/unit/month	7,425.00
Refuse	Quote from Gutzmer Disposal for \$9.50/unit/mo. + tax	6,710.00
Insurance	Quote from Nationwide Insurance to provide coverage for the Association Property \$5,665.000 Deductible \$500 Liability \$2,000,000 D&O \$1,000,000	7,350.00
Snow Plowing	Based on a quote from Jim's Landscape Service of Victor, NY. \$420/trip for roads & driveways. Budgeted for 13 trips during the season plus an additional \$500 for salt applications & drift cleanups	6,400.00
Summer Lawn	Based on estimate from Suburban Landscape: Lawn & shrub care	24,900.00
Contracted Repairs	Management estimates \$80.00/unit annually for misc. repairs such as siding, roofs, gutters	4,400.00
Supplies	Based on Management's experience with projects of similar size	750.00
Road Sealing	Based on estimate from ChemSeal for all private roads & driveways. Total 5665. Sealing will be spread over a four year cycle.	1,450.00



CROFTON
Associates, Inc.

111 Marsh Road
Pittsford, New York 14534
(716) 248-3840

April 9, 1991

New York State Department of Labor
Two World Trade Center
New York, New York 10047
Att: Real Estate Financing Bureau

RE: Certification by Expert on Adequacy of Budget
Drumlins Homeowners Association, Inc.

Gentlemen:

The sponsor of the homeowners association offering plan for the captioned property retained me to review Schedule A and the accompanying notes, containing projections of income and expenses for the coming year of homeowners association operation.

My experience in this field includes:

Over ten (10) years in the management of townhouse associations and condominiums. I am a member of the Institute of Real Estate Management® and have received its designation of CERTIFIED PROPERTY MANAGER®. My firm has achieved the designation of ACCREDITED MANAGEMENT OFFICE®

This company currently acts as managing agent for nine condominiums and townhouse associations totaling over 800 living units.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the regulations promulgated by the Attorney General in Part 22 insofar as they are applicable to Schedule A. I have reviewed the Schedule and investigated the fact set forth in the Schedule and the facts underlying it with due diligence in order to form a basis for this certification.

Certification of Budget
Drumlins Homeowners Association, Inc.
April 9, 1991
Page 2

I certify that the projections in Schedule A appears reasonable and adequate based on present prices (adjusted to reflect continued inflation and present levels of consumption for comparable units similarly situated).

I certify that the Schedule does:

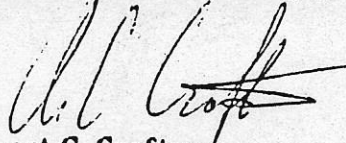
- (i) set forth in detail the terms of the transaction as it relates to the Schedule and is complete, current and accurate.
- (ii) afford potential investors, purchasers and participants an adequate basis upon which to found their judgment;
- (iii) not omit any material fact;
- (iv) not contain any untrue statement of a material fact;
- (v) not contain any fraud, deception, concealment, or suppression;
- (vi) not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) not contain any representation or statement which is false, where I: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth, or (d) did not have knowledge concerning the representations or statement made.

I further certify that I am not owned or controlled by and have no beneficial interest in the sponsor and that my compensation for preparing this Certification is not contingent on the conversion of the property to a condominium or on the profitability or price of the offering. I understand that a copy of this Certification is intended to be incorporated into the offering plan so that prospective purchasers may rely on it.

Certification of Budget
Drumlins Homeowners Association, Inc.
April 9, 1991
Page 3

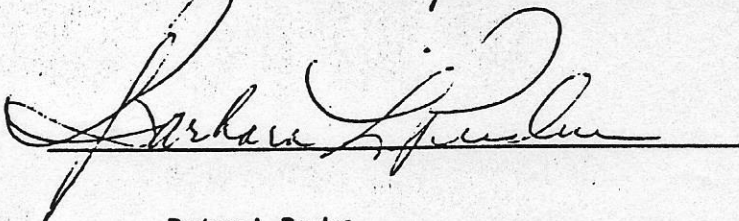
This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. We understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

CROFTON ASSOCIATES, INC.



Albert C. Crofton
CERTIFIED PROPERTY MANAGER®

Sworn to before me
this 9th day of April, 1991.



Barbara L. Perdue
Notary Public in the State of New York
Wayne County 7/11/92
Commission Expires

Deck Sealing	Quote from Bianchi Painting to seal decks. There are 3 types of decks at Drumlins. 16 two level decks at \$125.00 each 38 one level decks at \$65.00 each 1 raised one level deck at \$95.00 each A clear stain will be applied to preserve and protect the pressure treated wood. The schedule is to spread the work over 4 yrs. based on age of the units. Total cost \$4564 plus tax.	1,250.00
Professional Fees	Audit - Quote from Cortland Brovitz for audit preparation & tax returns Legal - minor	625.00 400.00
Taxes	Real Estate Tax - No change from original budget Corp. Tax - NYS Franchise Tax \$400 Federal, 30% of int. inc. \$260	0.00 660.00
Administration & Misc.	This includes items such as homeowner mailings, bank fees, checks, payment cards & return payment envelopes Copies are charged @ \$.10/copy for mass mailings. Secretarial is charged at \$15.00 per hour if necessitated	750.00
Contingency	For unforeseen	300.00
Reserves	There is no change to the original budget. Based on the projection that the units should be contributing \$130/unit/year in the fourth year of operation. The budget is increased to reflect that.	7,150.00
	Total Budget	72,600.00

AMENDMENT NO. 6

This is the Sixth Amendment to the Offering for the Drumlins Homeowners' Association, Inc. The Offering Plan is hereby amended as follows:

1. The Offering Plan may not be used after October 15, 1992 unless extended by amendment.
2. Effective July 31, 1991 David J. Wegman resigned as an officer and director of the Sponsor, Ontario Heights Development, Inc. Simultaneously, David J. Wegman transferred all his shares of stock and ownership interest in the Corporation to John G. Turner and Henry H. Hanson.
3. Under the heading "IDENTITY OF PARTIES" on page 30 of the Offering Plan, the reference to David J. Wegman as Vice-President and a shareholder of Sponsor is deleted. John G. Turner, President, and Henry N. Hanson, Secretary-Treasurer, remain as the only shareholders and directors of the Sponsor.
4. The Budget for the Drumlins Homeowners' Association, Inc. is unchanged for the fiscal year commencing June 1, 1991 and ending May 30, 1992.

This Amendment to the Offering Plan was prepared by Mayberry, Licht, Goldman & Leone, Kenneth D. Licht, of counsel.

Ontario Heights Development, Inc. (the Sponsor), is currently developing Phase I of The Drumlins on approximately 15 acres of land. Construction has begun on 6 lots in Phase I, 48 lots have been sold and 3 lots are under contract to be sold. There have been no material changes of fact or circumstances affecting The Drumlins Homeowners' Association except as contained in this Amendment. The Sponsor retains full control over the Board of Directors of The Drumlins Homeowners' Association.

Dated: September 12, 1991

ONTARIO HEIGHTS DEVELOPMENT, INC.

By: John G. Turner, Pres.