CONDOMINIUM UNIT POWER OF ATTORNEY

Term used in this Condominium Unit Power of Attorney which are used (a) in the Declaration establishing a plan for condominium ownership of the premises known as the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and by the street number, **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** under Article 9-B of the Real Property Law of the State of New York, dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2007, and recorded in the office of the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County Clerk on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, in Reel \_\_\_\_\_ Page \_\_\_\_\_\_\_\_\_\_\_\_ (“Declaration”), or (b) in the By-Laws of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Condominium (the “By-Laws”) attached to, and recorded together with, the Declaration, shall have the same meanings in this Power of Attorney as in the Declaration or the By-Laws.

The undersigned, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ having an address at **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** in the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Condominium is the owner of the Condominium Unit (the “Unit”) known as Unit No. **\_\_\_\_\_\_** in the Declaration and also designated at Tax Lot \_\_\_\_\_\_\_, in Block **\_\_\_\_\_\_\_\_** on the Tax Map of the Real Property Assessment Department of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_County and on the Floor Plans, do hereby nominate, constitute and appoint the persons who may from time to time constitute the Condominium Board, or in the name of their designee (corporate or otherwise), on behalf of all Unit Owners, in accordance with such Owners’ respective interests in the Common Elements, subject to the provisions of the By-Laws then in effect, (1) (a) to acquire or lease any Unit, together with its Appurtenant interests, from any Unit Owner desiring to sell, convey, transfer, assign or lease the same, (b) to acquire any Unit, together with its Appurtenant interests, whose owner elects to surrender the same pursuant to the By-Laws, (c) acquire any Unit, together with its Appurtenant interests, which becomes the subject of a foreclosure or other similar sale, on such term and (with respect to any transfer under (a) or (b) above) at such price or at such rental, as the case may be, as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Unit so acquired by them, or to sublease any Unit so leased by them, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present and (2) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium which the Condominium Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Condominium or (b) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the condominium or the Common Elements, that the Condominium Board deems necessary or appropriate.

The acts of a majority of such persons constituting the condominium Board shall constitute the acts of said attorney-in-fact.

This Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned has/have executed this Power of Attorney as of the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023.

X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Acknowledgement**

# State of }

**} Ss:**

**County of }**

On the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the year 20\_\_\_\_\_\_\_ before me, the undersigned, personally appeared, , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to be within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NOTARY PUBLIC**