

THIRD AMENDMENT
WHITE HAWK ECOVILLAGE COMMUNITY, INC.
WHITE HAWK LANE, ITHACA, NEW YORK 14850

The Offering Plan for the above-noted cooperative, accepted for filing June 11, 2019 (the “**Offering Plan**”), is hereby amended as follows:

1. This is the Third Amendment (the “**Third Amendment**”) to the Offering Plan for the White Hawk Ecovillage Community, Inc. Two prior amendments to this Offering Plan (the “**First Amendment**” and the “**Second Amendment**”) were accepted for filing by the Department of Law. The First Amendment was accepted as of July 5, 2022. The Second Amendment was accepted as of January 18, 2023.
2. This Third Amendment discloses the following material changes to the Offering Plan:
 - a. Sponsor has sold 100 shares of the Cooperative to Laurie A. Bizimana and Theoneste Bizimana and delivered to the purchaser a proprietary ground lease for Lot 25. The sale of 100 shares appurtenant to Lot 25 closed on June 15, 2023.
3. 900 shares of the Cooperative remain unsold and owned by Red Tail, LLC (the “**Sponsor**”), which are appurtenant to Lots 17, 18, 19, 20, 21, 23, 26, 27, and 28.
4. All improvements intended to be constructed by the Sponsor have been completed.
5. The Sponsor ceded control of the Board of Directors to the members of the Cooperative immediately upon the filing of the Offering Plan on June 11, 2019.
6. The Sponsor currently owns unsold shares in the aggregate exceeding 10 percent (10%) of all Cooperative shares.
7. The total aggregate monthly maintenance payments for fiscal year 2024 for all Lots appurtenant to the unsold shares is \$1,540.44. Monthly maintenance charges per Lot for fiscal year 2024 are \$187.89.
8. No Lots appurtenant to unsold shares owned by Sponsor are occupied by tenants.
9. The Sponsor has no financial obligations to the Cooperative (other than payment of monthly assessments for unsold shares) which will become due within twelve (12) months of the date of this Third Amendment.
10. No unsold shares have been pledged as collateral for loan(s) or other security for financing arrangement.
11. Monthly maintenance payments for the units appurtenant to the unsold shares are made using cash available from Sponsor’s existing assets.


12. The Sponsor is current on all financial obligations to the cooperative, which includes only the payment of monthly assessments on unsold shares.
13. The Sponsor and the principals of the Sponsor do not own more than 10 percent (10%) of the shares or units of any cooperative, condominiums or homeowners' associations, other than White Hawk Ecovillage Cooperative.
14. The current budget of the Cooperative is annexed hereto as Exhibit A.
15. The audited financial statements of the Cooperative for fiscal year 2023 are not available as of the date of this Third Amendment's acceptance for filing; however, prospective purchasers may inquire with the Cooperative's Board of Directors regarding the availability of the 2023 audited financial statements and, if available, may request a copy for review.

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IN WITNESS WHEREOF, Sponsor hereby executes this Affidavit under the pains and penalties of perjury on this 5th day of January, 2024.

Sponsor:
Red Tail, LLC

By: 
Name: Kristen Loria
Title: Vice-President

By: 
Name: Gili Chupak
Title: Treasurer

Principal: Mark Pruce




Principal: Susan Storey



STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 8th day of January in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared **Kristen Loria**, 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 upon behalf of which the individual acted, executed the instrument.

JANICE ADELMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AD6412401
Qualified in Tompkins County
My Commission Expires 12-28-2024




Notary Public

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 5th day of January in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared **Gili Chupak**, 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 upon behalf of which the individual acted, executed the instrument.

JANICE ADELMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AD6412401
Qualified in Tompkins County
My Commission Expires 12-28-2024




Notary Public

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 8th day of January in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared **Mark Pruce**, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

JANICE ADELMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AD6412401
Qualified in Tompkins County
My Commission Expires 12-28-2024




Notary Public

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss:

On the 8th day of January in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared **Susan Storey**, 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 upon behalf of which the individual acted, executed the instrument.

JANICE ADELMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AD6412401
Qualified in Tompkins County
My Commission Expires 12-28-2024



Notary Public

EXHIBIT A

Projected Budget for Sixth Year of Operation

Beginning January 1, 2024

Maintenance Charges

Operating Charges	\$60,641.64
Capital Reserve charges	\$10,000.00
TOTAL ANNUAL MAINTENANCE CHARGES (30 Shares at \$2254.72 Per Share)	\$67,641.64
TOTAL MONTHLY MAINTENANCE CHARGES PER UNIT:	\$ 187.89

Projected Commercial Income:\$3,000.00

Projected Expenses:

Utilities – Electricity/Gas for Common Elements.....	\$15,110.00
Repairs, Maintenance and Supplies	\$5,875.00
Landscaping/Cleanup	\$500.00
Snow Removal - Plowing	\$1,500.00
Refuse Removal	\$1,500.00
Insurance	\$7,250.00
Management Fees	\$0.00
Legal Fees	\$2,000.00
Accounting Fees	\$2,500.00
Mortgage Loan Payments	\$18,554.00
Taxes (Town, County, School, Other)	\$5,580.00
Franchise and Corporate Tax	\$72.00
Reserve	\$10,000.00
Other	\$400.00
TOTAL	\$70,641.64
Less Income	<u>- \$3,000.00</u>
TOTAL EXPENSES	\$67,641.64