

Towers of Valley Run  
27000 Valley Run Dr  
Wilmington, De 19810  
ATTN: Nancy Stone

## ***Towers of Valley Run***

### ADDENDA AND AMENDMENTS TO THE RULES OF CONDUCT

In accordance with Article IX, titled 1. Rules of Conduct and paragraph 3 Unit Owner Approval in the Code of Regulations, and enforceable according to Article IX, paragraph 4 (Monetary Fines) which was amended on September 18, 1990, the following Rules of Conduct were amended by posting the proposed rule for fifteen (15) days in a common area. During the posting time no owner exhibited adversity to the postings.

Effective March 1, 2000 **Insert as Rule 1E.** All residents shall register their vehicle(s) license plate numbers with Management within ten (10) days of moving into the building. All changes in license plate numbers shall be registered within ten (10) days of change.

By order of a special meeting of unit owners, called on June 28<sup>th</sup>, 2001, made effective June 28<sup>th</sup>, 2001, via a majority vote, **Rule 3 - Pets shall be amended to read:**

- A.) Unit owners may have dogs, cats and other ambulatory pets kept within a unit, or confined to the limited common area serving the pet owner's unit. Each Unit Owner may have one dog to be kept as a pet in their unit. The dog must be no greater than twenty (20) inches tall when full grown. (The only exception to the dog size restriction shall be if the dog was obtained to assist a visually handicapped individual.) Prior to bringing your pet onto the property of the Towers of Valley Run, each unit owner must notify the Towers of Valley Run Management, in order to register their pet. Upon registering their pet, the unit owner must review all rules concerning pets with a management member. The unit owner must sign a written statement, agreeing to abide by all rules. The statement will be placed on file in the Towers of Valley Run Office.
- B.) No dog, cat or other animal shall be permitted to relieve itself on any shrub, fence or car. Any solid waste left on common area shall be promptly placed in a bag and put in the pet owner's refuse container. Every pet owner shall take all reasonable steps to prevent the noise, waste or odors of his pet from reasonably annoying other Unit Owners. No animal, insect, fish or reptile of any kind shall be bred or raised in a unit or Common Element, and in no event shall more than one (1) dog or one (!) cat or other ambulatory pet be kept in any unit. Unit owners shall be liable for actions of the same. The Towers of Valley Run Management, under the direction of a majority of the current Council members, shall have the right to require that any habitually diseased, infested, unclean or noisy animal, reptile fish or insect be removed from the condominium project.

- A.) Any ambulatory pet must be restricted to a leash while outside the owner's unit. Under no circumstances shall any pet be allowed to wander the interior or exterior common areas, without a leash. Therefore, all pets must be carried when entering or exiting by way of the main lobby.
- B.) It is to be noted that from this day forward, any Owner, residing in a unit on or before June 28<sup>th</sup>, 2001, shall be grandfathered into the new amendments. All owners are therefore expected to continue working towards the one pet limit.

This rule was amended on April 12, 1985 and again on November 14, 1993. The above addenda and amendments to the Code of Regulations and Rules of Conduct are submitted for record in the Office of the Recorder of Deeds in and for New Castle County, Delaware, by authority of the Council of the Towers of Valley Run, this 8<sup>th</sup> day of February 2002.

BY: Frank Bonislawski pres.  
Frank Bonislawski, TVR Council President

ATTEST: Genia Gerlach  
Genia Gerlach, TVR Council Secretary

STATE OF DELAWARE:  
: SS.  
NEW CASTLE COUNTY:

Be it remembered that on this 15 day of February, A.D. 2002, personally came before me, a Notary Public for the State and County aforesaid, Frank Bonislawski, TVR President and Genia Gerlach, TVR Secretary, parties to this instrument, known to me personally to be such, and they acknowledged this instrument to be their act and the act and deed of the Council of the Towers of Valley Run.

Deloris Crabb  
Notary Public  
DELORES CRABB  
NOTARY PUBLIC  
My Commission Expires Feb. 23, 2002

PLEASE KEEP THIS WITH YOUR COPY OF THE RULES OF CONDUCT.

**THE TOWERS OF VALLEY RUN**

**ADDENDUM TO THE RULES OF CONDUCT**

The following addendum to the Rules of Conduct has been duly adopted by the members of the Towers of Valley Run Condominium Association, effective March 1, 2000.

Under Rule No. 1.

Vehicles.

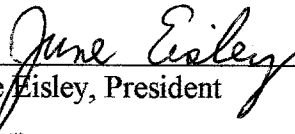
- (e) All residents shall register their vehicle(s) license plate numbers with Management within 10 days of moving into the building. All changes in license plate numbers shall be registered within 10 days of the change.

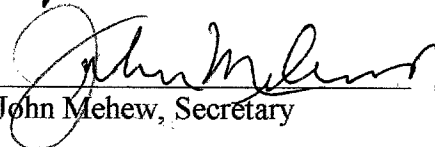
STATE OF DELAWARE :

: SS.

COUNTY OF NEW CASTLE :

BE IT REMEMBERED that on this 1st day of March, 2000, personally came before me, Dianne Webster, a Notary Public for the State and County aforesaid, JUNE EISLEY, President, and JOHN MEHEW, Secretary, parties to this instrument, known to me personally to be such, and they acknowledged this instrument to be their act and the act and deed of the Council of The Towers of Valley Run, Inc.

  
June Easley, President

  
John Mehew, Secretary

  
Notary Public

**DIANNE M. WEBSTER**  
**MY COMMISSION EXPIRES FEBRUARY 28, 2001**