

Tax Parcel Nos: 06-1026.00-015-C0101 et seq.
Through 06-1026.00-015-C0712
(being all 82 Units of The Towers of Valley Run)
Prepared by and Returnable to:
Council for The Towers of Valley Run
27000 Valley Run Drive
Wilmington, DE 19810

CERTIFICATE OF AMENDMENT TO THE

ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP FOR THE TOWERS OF VALLEY RUN AND

> CODE OF REGULATIONS OF THE TOWERS OF VALLEY RUN, A CONDOMINIUM UNDER 25 De. C. Chapter 22

THIS IS TO CERTIFY ON July 20th, 2021, that, pursuant to 25 Del. C. §2207 and §2211 (3), and consistent with the requirements of Section 9 (i) of the Enabling Declaration Establishing a Plan for Condominium Ownership for The Towers of Valley Run dated April 22, 1980, and recorded at the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record C, Volume 110, Page 117, and Article IX, Sections 1 through 3 of the Towers of Valley Run Code of Regulations, after an affirmative mail-in vote of 99.16% of Unit Owners of The Towers of Valley Run ending on July 1, 2021,

THE TOWERS OF VALLEY RUN ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP AND CODE OF REGULATIONS dated April 22, 1980, and recorded in the Office of the Recorder of Deeds, aforesaid, in Deed Record C, Volume 110, Page 133, as previously amended, were further amended by the adoption of the provisions set forth in Exhibit A and Exhibit B attached hereto.

IN WITNESS WHEREOF, the Council of The Towers of Valley Run has caused this Certificate of Amendment to be executed by John J. Walls its President, duly attested by the Secretary of the Council, the day and year first above written.

THE COUNCIL OF THE TOWERS OF VALLEY RUN

Secreta

Attest:

CERTIFICATION

I, Gary Hynson, member of the Council of The Towers of Valley Run, do here certify that the foregoing Amendments were duly enacted in accordance with provisions of the Enabling Declaration and the Code of Regulations of The Towers Valley Run.	the
Dary Hyman	
V	
STATE OF DELAWARE)) ss: NEW CASTLE COUNTY)	
Before Me, the Subscriber, a Notary Public of the State and County, aforest appeared Industry Walls, known personally to me, who, as President The Council and Association of Unit Owners of The Towers of Valley Run, acknowledge his execution of the foregoing Certificate of Amendment as his and deed and the act and deed of said Condominium Council, duly attested by Secretary to the Council and the Association of Unit Owners, this 21st day 301y, 2021.	t of did act the
Sude & Machaell Notary Public	
My Commission Expires: 12/27/2622	
STATE OF DELAWARE) State of Delaware State of Delaware State of Delaware State of Delaware My Commission Expires 12/27/2022	
Before Me, the Subscriber, a Notary Public of the State and County, aforest appeared GALL HYGOW, known personally to me, who, as member of the Council of The Towers of Valley Run, did acknowledge h 15 execut of the Certification the foregoing Certificate of Amendment to the Enabling Declarat Establishing A Plan For Condominium Ownership For The Towers of Valley Run as the Code of Regulations of The Towers of Valley Run as h 15 act and deed, 2157 day of July 1021. June 1 Manchael Notary Public	s a tion tion and
Notary Public	

My Commission Expires: 12/27/2011

Linda S Marshall NOTARY PUBLIC STATE OF DELAWARE My Commission Expires 12/27/2022

EXHIBIT A

The Enabling Declaration Establishing A Plan For Condominium Ownership for The Towers of Valley Run, of record at the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record C, Volume 110, Page 133, as amended to date (the "Enabling Declaration"), is further amended as follows:

FIRST: Paragraph 9(a), entitled, "Restriction on Transfer of Unit", is hereby amended by removing the entire paragraph.

SECOND: Paragraph 9(b), entitled, "Acquisition and Improvement of Property", is hereby amended by replacing the entire paragraph.

THIRD: Paragraph 9(b), entitled, "Acquisition and Improvement of Property", is replaced with:

"(b) Acquisition and Improvement of Property. The Council shall not, except with the unanimous consent of the Unit Owners, acquire any land, building or real estate interest other than by purchase in accordance with the original and unamended provisions of the Code of Regulations governing acquisition of Units. The Council may make capital improvements and acquire personal property not required in the normal course of maintenance, replacement and repair, but no unit Owner shall be assessed therefor in any one (1) year an amount which exceeds ten percent (10%) of the assessment for common expenses levied against his Unit during the preceding year, except by affirmative vote of eighty percent (80%) or more of the total votes of all the Unit Owners."

FOURTH: As thus amended, the Enabling Declaration remains in full force and effect.

EXHIBIT B

The Code of Regulations of The Towers of Valley Run, of record at the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record C, Volume 110, Page 133, as amended to date (the "Code of Regulations"), is further amended as follows:

FIRST: Article X, Section 1, entitled, "By Right of First Refusal", is hereby amended by removing the entire section.

SECOND: Article X, Section 2(a), entitled, "By Purchase at Unrestricted Sale", is hereby amended by replacing the entire section.

THIRD: Article X, Section 2(a), entitled, "By Purchase at Unrestricted Sale", is replaced with:

"(a) The council may, if authorized by a Unit Owner vote of a majority of the votes cast, acquire by purchase as a common expense any Unit offered for sale under circumstances making its acquisition necessary in order to protect the Council's lien for unpaid assessments thereon."

FOURTH: As thus amended, the Code of Regulations remains in full force and effect.