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Michael E. Kozikowski T20210048058
New Castle Recorder MISC

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

By:  _____
President

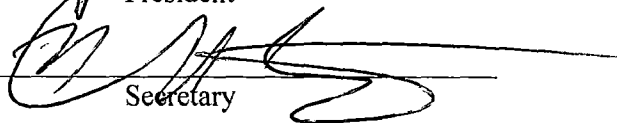
Attest:  _____
Secretary

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.