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Michael E. Kozikowski T20220007136
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
CODE OF REGULATIONS OF
THE TOWERS OF VALLEY RUN,
A CONDOMINIUM UNDER 25 De. C. Chapter 22**

THIS IS TO CERTIFY ON January 27th, 2022, 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, at a duly noticed meeting of the Council of The Towers of Valley Run held on January 10th, 2022, at which meeting a quorum was present,

THE TOWERS OF VALLEY RUN 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, was further amended by the adoption of the provisions set forth in Exhibit A attached hereto; and

As no special meeting of the Unit Owners was requested in the fifteen days following the notification to Unit Owners required under Article IX, Section 3, of the Code of Regulations, the amendment was deemed approved by the Unit Owners.

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 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 IX, Section 4, entitled "Monetary Fines" as amended by Council for The Towers of Valley Run on September 18, 1990 and recorded at the Office of the Recorder of Deeds in and for New Castle County, Delaware on September 26, 1990 is hereby amended by removing the entire section, and new Article IX, Section 6, entitled "Monetary Fines" is added.

SECOND: Article IX, Section 4, entitled, "Monetary Fines" is removed in its entirety.

THIRD: Article IX, Section 6, entitled, "Monetary Fines" is added as follows:

6. Monetary Fines.

- (a) Council may, in its sole and absolute discretion, assess a monetary fine against any Unit Owner for any violation of the Declaration, Code of Regulations, Rules of Conduct, and any other provision of any governing document which duly regulates The Towers of Valley Run. Except as expressly provided to the contrary in these documents, fines will be assessed at the rate of \$50, per occurrence, per violation, per day.
- (b) Any violation of Section 5 Paragraph D, of the Rules of Conduct will be subject to a fine in the amount of \$200.

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