



**20220425-0043629**  
 P: 1 of 3 F:\$0.00 4/25/2022 9:21:02 AM  
 Michael E. Kozikowski T20220023646  
 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**


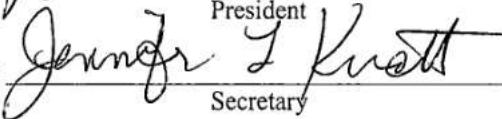
**CERTIFICATE OF AMENDMENT  
 TO THE  
 ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM  
 OWNERSHIP FOR THE TOWERS OF VALLEY RUN,  
 A CONDOMINIUM UNDER 25 De. C. Chapter 22**

**THIS IS TO CERTIFY ON** April 20, 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, Article III, Section 2 of the Towers of Valley Run Code of Regulations, and after an affirmative mail-in vote of 86.26% of Unit Owners of The Towers of Valley Run ending on April 5, 2022,

THE TOWERS OF VALLEY RUN ENABLING DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP 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, is further amended by the adoption of the provisions set forth in Exhibit A attached hereto.

**IN WITNESS WHEREOF**, the Council of The Towers of Valley Run has caused this Certificate of Amendment to be executed by Richard Allen 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

**CERTIFICATION**

I, Barbara Lessin, member of the Council of The Towers of Valley Run, do hereby certify that the foregoing Amendment was duly enacted in accordance with the provisions of the Enabling Declaration and the Code of Regulations of The Towers of Valley Run.

Barbara Lessin  
Vice President

STATE OF DELAWARE )

) ss:

NEW CASTLE COUNTY )

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared RICH ALLAN, known personally to me, who, as President of The Council and Association of Unit Owners of The Towers of Valley Run, did acknowledge his execution of the foregoing Certificate of Amendment as his act and deed and the act and deed of said Condominium Council, duly attested by the Secretary to the Council and the Association of Unit Owners, this 26 day of April, 2022.

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

Linda Marshall  
12/27/20

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

STATE OF DELAWARE )

) ss:

NEW CASTLE COUNTY )

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared BARBARA LESSIN, known personally to me, who, as a member of the Council of The Towers of Valley Run, did acknowledge her execution of the Certification the foregoing Certificate of Amendment to the Enabling Declaration Establishing A Plan For Condominium Ownership For The Towers of Valley Run and the Code of Regulations of The Towers of Valley Run as her act and deed, this 20 day of April, 2022.

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

Linda Marshall  
Notary Public

EXHIBIT A

**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 by the addition of a new Article 11 as follows:

**"11. Limitation on Ownership of Units.** No individual or group of individuals or entity (including a trust), shall simultaneously own more than two (2) Units in The Towers of Valley Run. Any Unit owner(s) who currently own more than two (2) units and took legal title to the Unit(s) prior to the recording of this Amendment shall be entitled to keep those units for as long as there is no voluntary or involuntary change in record title ownership from that which applied to the Unit at the date this Amendment is recorded."

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