

Tax Parcel Numbers: 06- 026.00-015-C0101 et seq.  
Through 06- 026.00-015-C0712;  
(Being all 82 Units at The Towers of Valley Run)



20251106-0080634

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Michael E. Kozikowski T20250047027  
New Castle Recorder BYLAW DECL

Prepared by &  
Return to: Paul E. Bilodeau, Esquire  
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1521 Concord Pike, Suite 305  
Wilmington, DE 19803

**CERTIFICATE OF AMENDMENT  
CODE OF REGULATIONS  
FOR THE TOWERS OF VALLEY RUN CONDOMINIUMS**

**THIS IS TO CERTIFY** on October ~~28~~<sup>28<sup>th</sup></sup>, 2025, that, pursuant to 25 Del. C. §2207 and §2211 (3) of the Unit Property Act, and consistent with the requirements of Section 9(i) of the Enabling Declaration for The Towers of Valley Run Condominiums, dated April 22, 1980, recorded with the New Castle County Recorder of Deeds at Deed Record Book C110, Page 117 et seq., as amended (hereinafter called "the Declaration"), and Article IX, Sections 1-3 of the Towers of Valley Run Code of Regulations, recorded with the New Castle County Recorder of Deeds at Deed Record Book C110, Page 132 et seq., as amended, at a duly noticed meeting of the Council of The Towers of Valley Run Condominiums held on November 28, 2023, at which meeting a quorum was present,

THE TOWERS OF VALLEY RUN CONDOMINIUMS CODE OF REGULATIONS dated and recorded as stated above, as previously amended, was further amended by said Condominium Council's unanimous vote to adopt 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, as required under Article IX, Section 3, of the Code of Regulations, the amendment is deemed approved by the Unit Owners.

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

COUNCIL OF THE TOWERS OF VALLEY RUN CONDOMINIUMS

By: Christine Day  
Christine Day, President

Attest: Sarah Hutton  
Sarah Hutton, Secretary



*EXHIBIT A*  
*TO BEGIN JANUARY 1<sup>ST</sup>, 2024*

*New Fees for 2024*

*In accordance with our bylaws, Article VI, #2, Section C,*

*The Treasurer is authorized and empowered to provide at a reasonable fee, which shall be used to defer the Council's expenses, management assistance to Unit Owners who wish to lease their Units.*

*\$200 - Move-In Fee for all new residents*