

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)



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P: 1 of 3 F: \$0.00 3/18/2026 3:04:36 PM
Michael E. Kozikowski T20260012892
New Castle Recorder BYLAW DECL

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**

P.D. 112
THIS IS TO CERTIFY ON March 18th, 2026, 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 137, Article III, Section 3 of the Towers of Valley Run Code of Regulations, and after a mail-in vote response of 72.11% with an affirmative vote of 40.83% of Unit Owners of The Towers of Valley Run ending on March 10, 2026.

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

Additionally, 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.

IN WITNESS WHEREOF, the Council of The Towers of Valley Run 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.

THE COUNCIL OF THE TOWERS OF VALLEY RUN

By: Christine Day
President

Attest: Dary Hyman
Secretary

CERTIFICATION

I, Brianna Wolfle, 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.

Brianna Wolfle

STATE OF DELAWARE)

) Ss:

NEW CASTLE COUNTY)

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Christine Day, known personally to me, who, as President of The Council and Association of Unit Owners of The Towers of Valley Run, did acknowledge h____ execution of the foregoing Certificate of Amendment as her 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 18th day of MARCH, 2026.

Paul E. Biodeau

Notary Public

My Commission Expires: _____

PAUL E. BILODEAU

Attorney at Law

Notarial Officer State of Delaware

My Commission Has No Expiration Date

29 Del.C. § 4323(a)(3)

STATE OF DELAWARE)

) Ss:

NEW CASTLE COUNTY)

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared GARY HYNSON, known personally to me, who, as a member of the Council of The Towers of Valley Run, did acknowledge h____ 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 his act and deed, this 18th day of MARCH, 2026.

Paul E. Biodeau

Notary Public

My Commission Expires: _____

PAUL E. BILODEAU

Attorney at Law

Notarial Officer State of Delaware

My Commission Has No Expiration Date

29 Del.C. § 4323(a)(3)

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:

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

Current Bylaw: "Unit Owners may be represented and may vote at any meeting by proxy. Proxies must be in writing, on a form prescribed by the Secretary of the Council, and filed with such Secretary prior to or at the commencement of the meeting at which the proxy is to be used. No proxy shall be for greater duration than one (1) year"

EXHIBIT A

TO BEGIN April 1, 2026

Amendments

- No single unit owner, nor any person acting on their behalf, may hold or cast votes for more than two (2) proxies from other unit owners at any Association meeting, whether annual or special.
- All proxies must be dated and are valid only for the specific Association meeting for which they are issued.
- A proxy is void if it is not deemed valid or if it purports to be irrevocable without notice.
- A unit owner may revoke a proxy only by providing actual notice of revocation to the individual presiding over the Association meeting.