

TAVISTOCK

Sections I & II

**Brandywine Hundred, New Castle Co.
Delaware**

Declaration of Restrictions

Certificate of Incorporation

**Bylaws of Tavistock
Civic Association**

***PLEASE KEEP THIS PAMPHLET WITH YOUR IM-
PORTANT PAPERS AND PASS IT ON TO SUBSE-
QUENT OWNERS***

July 1, 1997

Dear Tavistock Resident,

The Board of Directors of the Tavistock Civic Association approved the preparation and distribution of this pamphlet to all residents of Tavistock at a regular meeting on June 17, 1997, to assure that all residents have in their possession the following information:

Deed Restrictions for Tavistock
Certificate of Incorporation
Bylaws of the Tavistock Civic Association

The Woodlawn Trustees have assigned to the Tavistock Civic Association the rights reserved in Paragraph 11 of the Declaration of Restrictions. Such changes include, but are not limited to, construction of porches, patios, swimming pools, tennis courts, fences, and outbuildings, as well as the storage of boats, trailers, and trucks on the premises.

If you are planning any change affecting the exterior of your property, be sure to contact your Area Representative well in advance to obtain the necessary approvals of the Civic Association and avoid the need for costly changes or removal of the changes that do not conform with the Deed Restrictions.

Note that the New Castle County Code, which is available at any County Library, contains restrictions which also apply to residential communities in the County. The more restrictive of the County Code or the Tavistock Deed Restrictions apply. Compliance with the County Code is enforced by the Code Enforcement Department, 302-366-7777. The County Code deals with such issues as loose dogs, barking dogs, nuisance noise, on-street parking, building permits, set-backs, easements, etc.

BOARD OF DIRECTORS
TAVISTOCK CIVIC ASSOCIATION

Section I

Declaration of Restrictions

BY

Woodlawn Trustees, Incorporated

CONTAINING

**Restrictions, Covenants, Conditions, Etc.
Relating to**

Tavistock

[Section I]

NOTICE: Land in TAVISTOCK, located in Brandywine Hundred, New Castle County and State of Delaware, will be conveyed subject to the provisions of this Declaration of Restrictions, dated May 23, 1968, and recorded in Deed Record R, Vol. 80, Page 1, etc.

Inasmuch as the various restrictions, easements, covenants, conditions, etc., which appear herein will not be repeated in Deeds to purchasers, a copy of this pamphlet should be delivered with each Deed and Contract of Sale, and should be read carefully by the purchaser so that he may have full knowledge concerning the said restrictions, etc.

Upon re-sale of any property in TAVISTOCK, this pamphlet should be delivered to the subsequent purchaser.

Each Deed for the sale of land in TAVISTOCK, should contain proper reference to this Declaration of Restrictions.

WOODLAWN TRUSTEES, INCORPORATED

Declaration of Restrictions

This DECLARATION, made this twenty-second day of May, 1968, by WOODLAWN TRUSTEES, INCORPORATED, a Delaware Corporation.

WHEREAS, Woodlawn Trustees, Incorporated, by deeds of Woodlawn Company, a Delaware corporation, bearing date the Sixth day of June, A.D., 1919, and recorded in the Office of the Recorder of Deeds, & c., in and for New Castle County and State of Delaware, in Deed Record N, Volume 28, Page 1, & c., (Description No. 76) and of John W. Talley and Caroline E. Talley, his wife, dated the Twenty-ninth day of October, A.D., 1920, and recorded in the Office of the Recorder of Deeds, aforesaid, in Deed Record E, Volume 30, Page 6, & c., is seized of all that certain tract or parcel of land situate in Brandywine Hundred, New Castle County and State of Delaware, and known as TAVISTOCK, as shown on a plot thereof showing the number, size, location and description of the lots therein and recorded in the Office of the Recorder of Deeds, &c., aforesaid, in Recorders Microfilm No. 1143, and more particularly bounded and described as follows, to-wit:

BEGINNING for the same at the beginning of the seventh (7th) or North $83^{\circ} 03' 46''$ East, 1,000.00 foot line described in a Deed from Woodlawn Trustees, Incorporated, to The Pilot School, Incorporated, recorded in the Office of the Recorder of Deeds in and for New Castle County in Deed Record Y, Volume 73, Page 21; thence binding on a part of said seventh line, (1) North $83^{\circ} 03' 46''$ East, 412.75 feet; thence leaving said seventh line and running for lines of division through the land of Woodlawn Trustees, Incorporated, the following twenty-four (24) courses and distances, (2) South $05^{\circ} 26' 20''$ East, 408.76 feet; (3) South $84^{\circ} 33' 40''$ West, 235.00 feet; (4) South $05^{\circ} 26' 20''$ East, 224.98 feet; (5) South $14^{\circ} 03' 25''$ East, 80.00 feet; (6) Southwesterly along a curve to the left, having a radius of 4,960.00 feet, for a distance of 693.15 feet, being subtended by a chord bearing and distance of South $71^{\circ} 56' 22''$ West, 692.58 feet; (7) South $67^{\circ} 56' 10''$ West, 75.09 feet; (8) North $22^{\circ} 03' 50''$ West, 40.00 feet; (9) South $67^{\circ} 56' 10''$ West, 1,169.41 feet; (10) North $22^{\circ} 03' 50''$ West, 337.46 feet; (11) North $16^{\circ} 34' 18''$ West, 50.00 feet; (12) Northeasterly along a curve to the left, having a radius of 1,575.00 feet, for a distance of 35.35 feet, being subtended by a chord bearing and distance of North $72^{\circ} 47' 08''$ East, 35.35 feet; (13) North $22^{\circ} 03' 50''$ West, 23.76 feet; (14) Northeasterly along a curve to the right, having a radius of 825.00 feet, for a distance of 931.05 feet, being subtended by a chord bearing and distance of North $10^{\circ} 16' 00''$ East, 882.43 feet;

(15) South 47° 24' 10" East, 145.00 feet; (16) Northeasterly along a curve to the right, having a radius of 680.00 feet, for a distance of 15.26 feet, being subtended by a-chord bearing and distance of North 43° 53' 00" East, 15.26 feet; (17) South 46° 07' 00" East, 190.00 feet; (18) Northeasterly along a curve to the right, having a radius of 490.00 feet, for a distance of 79.11 feet, being subtended by a chord bearing and distance of North 48° 30' 30" East, 79.02 feet; (19) North 53° 08' 00" East, 723.00 feet; (20) North 57° 32' 40" East, 186.13 feet; (21) North 68° 04' 05" East, 82.84 feet; (22) South 21° 55' 55" East, 62.44 feet; (23) North 83° 03' 46" East, 145.41 feet; (24) North 84° 12' 31" East, 50.01 feet; (25) North 83° 03' 46" East, 150.00 feet to a point on the sixth (6th) or South 06° 56' 14" East, 886.20 foot line of the aforementioned Deed from Woodlawn Trustees, Incorporated, to The Pilot School, Incorporated, 567.44 feet from the beginning thereof, thence binding on said sixth line; (26) South 06° 56' 14" East, 318.76 feet to the end thereof and the point of BEGINNING.

Containing 48.333 acres of land, more or less.

Now, THEREFORE, Tins DECLARATION WITNESSETH: That for and in consideration of the premises, Woodlawn Trustees, Incorporated, does hereby covenant and declare that henceforth it stands seized of the hereinbefore mentioned and described premises under and subject to the following limitations, reservations, restrictions and conditions:

1. The lots, except as hereinafter provided, shall be used for private residential purposes only, and no buildings of any kind shall be erected or maintained thereon except private dwelling houses and such outbuildings as are customarily appurtenant to residences, each house being detached and being designed for occupancy by a single family, together with a private garage for the exclusive use of the respective owner or occupant of the lot upon which such garage is erected.

2. Buildings to be used for schools, churches, libraries or for recreational, educational, religious or philanthropic purposes may be erected and maintained in locations approved by said Woodlawn Trustees, Incorporated, provided the design of such buildings be approved by said Woodlawn Trustees, Incorporated, and further provided there has been filed in the Office of the Recorder of Deeds, in and for New Castle County, an Indenture or other Instrument of Writing executed by the said Woodlawn Trustees, Incorporated, approving the location, design and limiting the uses to which such buildings may be put.

3. No trade or business other than such as are above enumerated, nor any building designed or intended for such purpose or for industrial or manufacturing purposes, or for any dangerous or offensive trade or business whatsoever, shall be erected, permitted, maintained or operated on any of the land included in said tract; neither shall any nuisance, dangerous or offensive thing, condition, trade or business whatsoever be permitted or maintained upon any of the said lands, nor any live poultry, pigeons, hogs, cattle, or other livestock be kept thereon.

The placement on any residential lot of travel trailers, mobile homes, boats, vans, trucks and other unattractive storage, except for the purpose of loading or unloading, is prohibited.

4. No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any additions to or change or alteration therein be made, until plans and specifications, plot plan and grading plan, or satisfactory information shall have been submitted to and approved in writing by said Woodlawn Trustees, Incorporated. The said Woodlawn Trustees, Incorporated, shall have the right to refuse to approve any such plans or specifications which in its opinion are not suitable or desirable; and in so passing upon such plans and specifications the said Woodlawn Trustees, Incorporated, may take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring properties.

There shall not be erected or permitted upon any of the lands or roadways within the boundaries of the land herein described any signs, notices or advertising matter of any description unless the written consent of said Woodlawn Trustees, Incorporated, its successors or assigns has first been obtained.

5. No building or part thereof shall be erected or maintained on any of said lots nearer to the front street or the side street than the set back line shown on said plots, excepting that steps, bay windows, open porches and other projections appurtenant to the front of a building may extend beyond the front set back line subject to the limitations that no projection other than open porches, and door steps and hand rails connected with such steps shall, except in its roof, extend more than four feet beyond the front set back line, nor exceed in any horizontal section, except in the horizontal section of its roof, forty square feet, and that no open porch shall, except in its roof, extend more than ten feet beyond such front set back line.

No hedge shall be planted within eighteen inches of any front street line or side street line.

6. Open side yards extending the full depth of the lot shall be left on both sides of every residence. The aggregate width of such side yards shall not be less than thirty percent of the width of the lot measured on the front set back line thereof. The minimum width of such side yard to be left on either side shall be twelve and one half feet. No building or structure or any part thereof shall encroach on any side yards.

7. Building restrictions, in general, shall be governed by and subject to the specifications for an R-1-CC residential district as set forth in the Zoning Code of New Castle County, Delaware, adopted September 28, 1954, and as amended up to June 1, 1958.

In the event that the aforementioned Zoning Code conflicts in any way with the requirements of this Declaration, then, and in that case, the more restrictive of the covenants shall apply.

The said Woodlawn Trustees, Incorporated, its successors or assigns, shall in all cases, have the right to determine which are the front, side and rear lines of any lot.

8. Easements and rights of way are expressly reserved in and over the land indicated as reservations on said recorded plot.

Such easements and rights of way shall be used for the following purposes:

For the erection, construction and maintenance of poles, wires and conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity and for telephone and other purposes. For the construction and maintenance of storm water drain, land drains, public and private sewers, pipe lines for supplying gas, water and heat, and for any other public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method above or beneath the surface of the ground, and the said Woodlawn Trustees, Incorporated, shall have the right to enter upon said reserved strips of land for any purposes for which said easements and rights of way are reserved, including the right to trim and keep trimmed in a workmanlike manner all trees and growing things, within said easements and rights of way so as to provide proper clearance for the safety of operation and maintenance of the aforesaid facilities.

9. All construction, building and plumbing work must be performed in accordance with the applicable existing construction, building and plumbing regulations and be subject to inspection and approval by properly authorized inspectors.

10. Abutting property owners are to be solely responsible for grading, seeding, care and maintenance of ground between the curb and property line and also for the maintenance and care of the sidewalk, curb and trees.

11. All the above recited conditions and restrictions shall be binding upon the said Woodlawn Trustees, Incorporated, its successors and assigns, until the first day of January, A.D., 1988, and shall automatically continue thereafter for periods of ten years each unless and so far as at least two years before the first day of January, A.D., 1988, or two years before the expiration of any subsequent period of ten years, as aforesaid, the owners of sixty per centum of the frontage of each street as shown on said plot shall execute and acknowledge a declaration or declarations releasing, after such period or periods, all or any part of the land affected by any of the several restrictions contained in this declaration from any or all of them, and record the same in the Office of the Recorder of Deeds, &c., in and for New Castle County and State of Delaware.

IN WITNESS WHEREOF, the said Woodlawn Trustees, Incorporated, has caused its name by Philip G. Rhoads, its President, to be hereunto set, and the common and corporate seal of the said corporation to be hereunto affixed, duly attested by its Secretary, the day and year first above written.

Sealed and Delivered in
the Presence of:

WOODLAWN TRUSTEES, INCORPORATED

Newlin E. Wood, Jr.

By:

Philip G. Rhoads
President

Attest:

John M. Stocking
Secretary

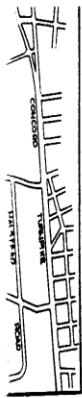
STATE OF DELAWARE
NEW CASTLE COUNTY

} ss

BE IT REMEMBERED, that on this twenty-second day of May, in the year of our Lord one thousand nine hundred and sixty-eight personally came before me, the subscriber, a Notary Public for the County and State aforesaid, Philip G. Rhoads, President of Woodlawn Trustees, Incorporated, a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the said President is in his own proper handwriting, and that the seal affixed is the common and corporate seal of said corporation, and that his act of signing, sealing, executing, acknowledging and delivering said Indenture was duly authorized by the Board of Directors of said corporation.

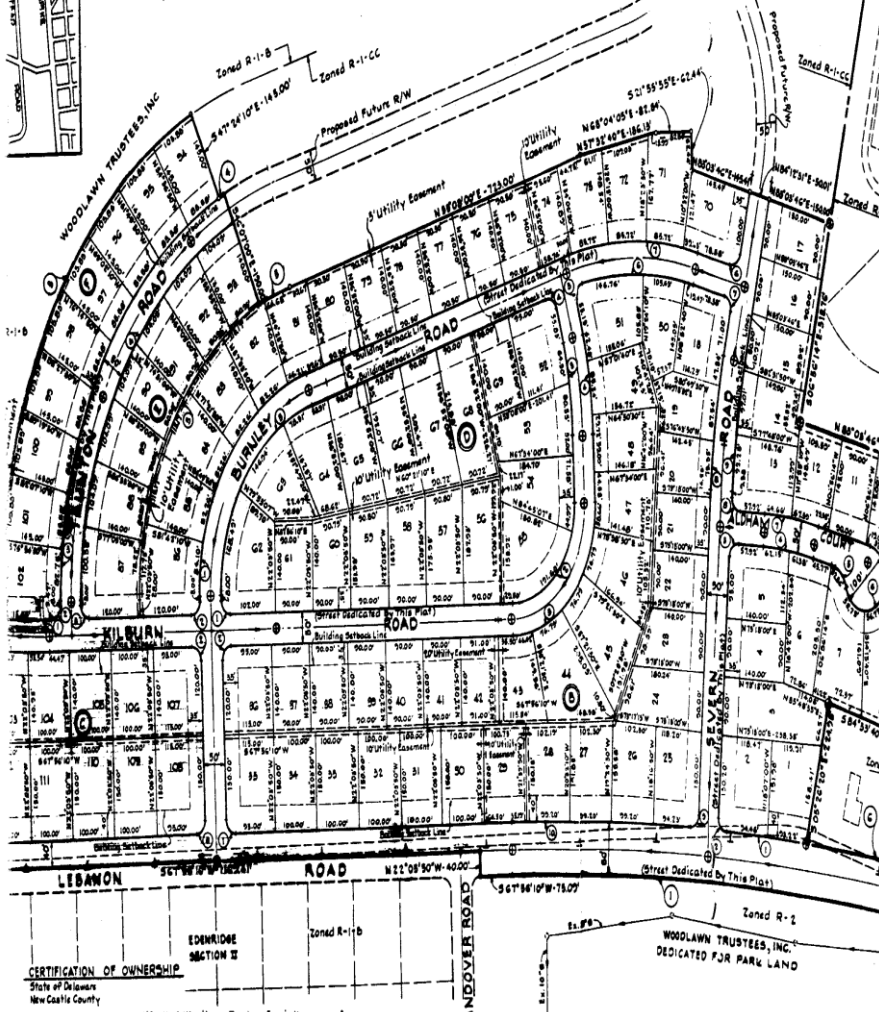
GIVEN under my hand and seal of office, the day and year aforesaid.

Newlin E. Wood, Jr.
Notary Public



- AVERAGE LOT AREA ——— 15,100 sq ft
- MINIMUM LOT AREA ——— 12,600 sq ft
- TOTAL AREA IN LOTS ——— 33.048 ACRES
- TOTAL AREA IN STREETS ——— 3.720 ACRES
- EXISTING ZONING ——— R-1-CC
- PROPOSED ZONING ——— R-1-CC(Family Residential)
- WATER SUPPLY ——— City of Wilmington
- SEWAGE DISPOSAL ——— NEW CASTLE COUNTY
- LINEAR FEET OF STREET ——— 4,019' IN 50' WIDE R/W
- SEE NOTE #6
- SEESE NOTES #7 & 8

1	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	1	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
2	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	2	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
3	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	3	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
4	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	4	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
5	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	5	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
6	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	6	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
7	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	7	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
8	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	8	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
9	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	9	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"
10	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"	10	10.00' 00" 00" 00"	31.42	10.881	28.16	14.86'	45' 11"



CERTIFICATION OF OWNERSHIP
 State of Delaware
 New Castle County

I, Theodore S. Beck, hereby certify that Woodlawn Trustees, Inc. is the owner of the property shown on this plan, that the subdivision plan thereof was made at my direction, that I acknowledge the same to be my act and plan and desire the same to be recorded as such according to law, and that all streets shown and not heretofore dedicated are hereby dedicated to the public use and that all proposed street monuments shown herein will be set at the locations shown.

Theodore S. Beck
 THEODORE S. BECK
 Hank C. Wood Jr.

LN	Road	Δ	Arc	Tan Chord	Bearing
1	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
2	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
3	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
4	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
5	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
6	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
7	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
8	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
9	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'
10	WOODLAWN	100'	100'	100'	N 89° 59' 59" E 100'

APPROVED _____ BY _____ Planning Director

Date _____

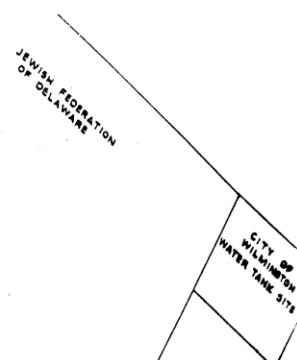
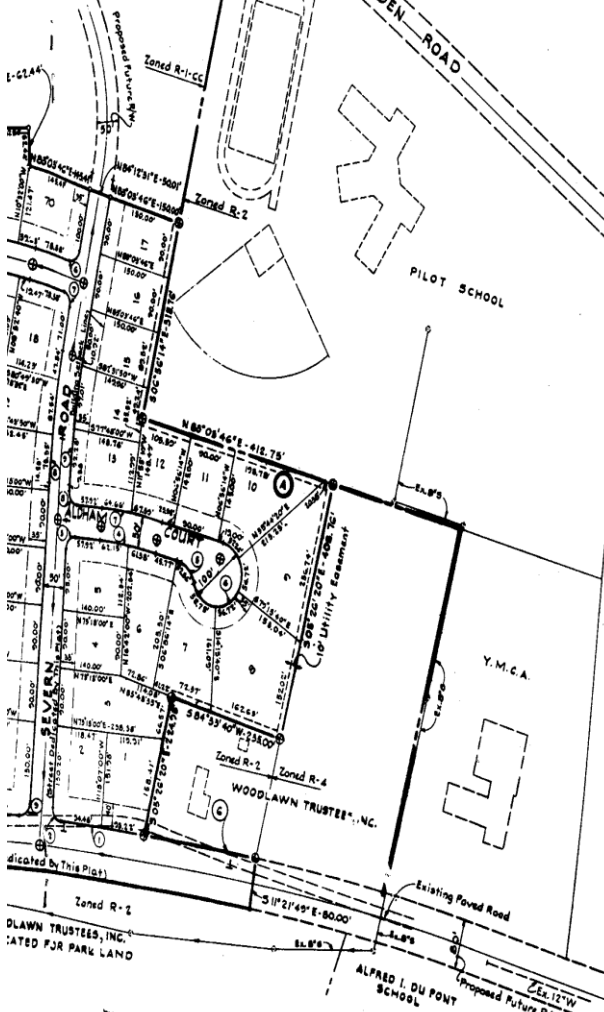
For Department of Planning of New Castle County

APPROVED _____ BY _____ Resident of Council

Date _____

For County Council of New Castle County by Resolution # _____

0° 20' 00"	3.41'	12.00'	18.18' N 87° 59' 23" W
0° 20' 00"	3.41'	12.00'	18.18' S 12° 36' 10" W
0° 20' 00"	3.41'	12.00'	18.18' S 67° 03' 50" E
0° 21' 00"	126.99'	180.77'	11.81' S 42° 48' 23" E
0° 21' 00"	144.83'	12.81'	144.29' N 39° 55' 00" W
0° 20' 00"	3.41'	12.00'	18.18' N 87° 59' 00" W
3° 11' 50"	33.73'	18.11'	146.09' S 19° 31' 03" W
0° 11' 52"	49.13'	34.31'	41.09' S 19° 31' 03" W
0° 11' 50"	156.47'	156.47'	18.18' S 42° 48' 10" W
0° 11' 50"	3.41'	12.00'	18.18' N 87° 03' 50" W
0° 12' 50"	121.13'	408.11'	485.70' N 10° 54' 53" E
0° 12' 00"	12.11'	29.64'	79.22' N 48° 30' 50" E
0° 20' 00"	3.41'	12.00'	18.18' S 32° 03' 44" W
0° 11' 50"	156.47'	156.47'	18.18' N 48° 21' 59" W
4° 12' 53"	118.56'	174.49'	118.56' N 10° 01' 13" E
0° 20' 00"	3.41'	12.00'	18.18' N 22° 58' 10" E
4° 29' 40"	75.11'	433.83'	71.88' N 10° 16' 00" E



NOTE:
A portion of Mt. Lebanon Road is to be closed by the Delaware State Highway Department, Sanitary Trail to accompany Right-of-Way Building Mt. Lebanon Road, dated January 10, 1968.

- NOTES**
1. Exploratory Sketch Plan Approved August 8, 1967
 2. Preliminary Tentative Plan Approved August 11, 1967
 3. Tentative Plan Approved September 7, 1967
 4. Final Plan Approved October 3, 1967
 5. Elevations are based on the City of Wilmington datum.
 6. Water supply is subject to the approval of the State Board of Health.
 7. Sewerage is subject to the approval of the State Board of Health.
 8. Sewerage is subject to the approval by New Castle County Department of Public Works.
 9. For resolutions binding HOA-MSB should in this plan, see Declaration of Districts dated May 23, 1968 and on record in the office of the Recorder of Deeds in and for New Castle County, State of Delaware, Deeds Record "R", Volume 80, Page 1.
 10. All streets shown are to be dedicated for the general use of the traveling public and for the use of abutting property.
 11. Monuments to be set are showing lines of 20 Monuments are to be set.



Date _____ by _____
Planning Director
Department of Planning of New Castle County
Date _____ by _____
President of Council
Council of New Castle County
Plan # _____
County, Microfilm No. 1143.

WHITMAN REARDY & ASSOCIATES
ENGINEERS
1804 ST. PAUL STREET
BALTIMORE 8, MARYLAND
WOODLAWN TRUSTEES, INCORPORATED
Owners
2201 W. 11th STREET
WILMINGTON 9, DELAWARE

BLOCK MAP No. 24
RECORD
SUBDIVISION PLAN
TAVISTOCK - SECTION I
BRANDYWINE HUNTERS
NEW CASTLE COUNTY, DELAWARE
Scale: 1"=100' Date: February 21, 1968

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Section II

Declaration of Restrictions

BY

Woodlawn Trustees, Incorporated

CONTAINING

**Restrictions, Covenants, Conditions, Etc.
Relating to**

Tavistock

[Section II]

NOTICE: Land in TAVISTOCK, Section II, located in Brandywine Hundred, New Castle County and State of Delaware, will be conveyed subject to the provisions of this Declaration of Restrictions, dated March 1, 1972 and recorded in Deed Record Z, Volume. 85, Page 320, etc.

Inasmuch as the various restrictions, easements, covenants, conditions, etc., which appear herein will not be repeated in Deeds to purchasers, a copy of this pamphlet should be delivered with each Deed and Contract of Sale, and should be read carefully by the purchaser so that he may have full knowledge concerning the said restrictions, etc.

Upon re-sale of any property in TAVISTOCK, Section II, this pamphlet should be delivered to the subsequent purchaser.

Each Deed for the sale of land in TAVISTOCK, Section II, should contain proper reference to this Declaration of Restrictions.

WOODLAWN TRUSTEES, INCORPORATED

Declaration of Restrictions

THIS DECLARATION, made this first day of March, 1972, by WOODLAWN TRUSTEES, INCORPORATED, a Delaware Corporation.

WHEREAS, Woodlawn Trustees, Incorporated, by deeds of Woodlawn Company, a Delaware corporation, bearing date the Sixth day of June, A.D., 1919, and recorded in the Office of the Recorder of Deeds, & c., in and for New Castle County and State of Delaware, in Deed Record N, Volume 28, Page 1, & c., (Description No. 76) and of John W. Talley and Caroline E. Talley, his wife, dated the Twenty-ninth day of October, A.D., 1920, and recorded in the Office of the Recorder of Deeds, aforesaid, in Deed Record E, Volume 30, Page 6, & c., is seized of all that certain tract or parcel of land situate in Brandywine Hundred, New Castle County and State of Delaware, and known as TAVISTOCK. Section as shown on a plot thereof showing the number, size, location and description of the lots therein and recorded in the Office of the Recorder of Deeds, &c., aforesaid, in Recorders Microfilm No. 1891, and more particularly bounded and described as follows, to-wit:

BEGINNING for the same at a point on the northerly outline of a Subdivision Plan entitled "Tavistock Section 1", dated February 21, 1968 and recorded among the Land Records of New Castle County in the office of the Recorder of Deeds on Microfilm No. 1143, said point being the northeasterly most corner of Lot No. 94, Block F, as shown on said plat. said point being also on the northerly side of Taunton Road, 50 feet wide, as shown on said Plat, thence binding on the northerly outline of said Plat the following ten courses and distances, (1) Northeasterly along a curve to the right, having a radius of 680.00 feet, for a distance of 15.26 feet, being subtended by a chord bearing and distance of North 43° 14' 25" East, 15.26 feet, binding on said Taunton Road; thence leaving said Taunton Road (2) South 46° 07' 00" East, 190.00 feet; (3) Northeasterly along a curve to the right, having a radius of 490.00 feet, for a distance of 79.11 feet, being subtended by a chord bearing and distance of North 48° 30' 30" East, 79.02 feet; (4) North 53° 08' 00" East, 723.00 feet; (5) North 57° 32' 40" East, 186.13 feet; (6) North 68° 04' 05" East, 82.84 feet; (7) South 21° 55' 55" East, 62.44 feet; (8) North 83° 03' 46" East, 145.41 feet; (9) North 84° 12' 31" East, 50.01 feet; (10) North 83° 03' 46" East, 150.00 feet to a point on the westerly outline of a 15.397 acre tract or parcel of land described in a Deed from Woodlawn Trustees, Incorporated to The Pilot School, Incorporated and recorded among the aforementioned Land Records in Liber No. Y73 at page 21; thence binding in part thereon (11) North 06° 56' 14" West, 576.35 feet to a point in or near the Center of Garden of Eden Road, thence binding thereon

(12) North 75° 16' 15" West, 297.14 feet; thence leaving said Garden of Eden Road and running for lines of division the following nine courses and distances, (13) South 14° 43' 45" West, 30.00 feet; (14) Southeast-erly along a curve to the right, having a radius of 20.00 feet, for a distance of 31.42 feet, being subtended by a chord bearing and distance of South 30° 16' 15" East, 28.28 feet; (15) South 14° 43' 45" West, 14.68 feet; (16) Southwesterly along a curve to the right, having a radius of 1270.00 feet, for a distance of 99.95 feet, being subtended by a chord bearing and distance of South 16° 59' 01" West, 99.92 feet; (17) Southwesterly along a curve to the right, having a radius of 160.00 feet, for a distance of 238.74 feet, being subtended by a chord bearing and distance of South 61° 59' 01" West, 217.20 feet; (18) North 75° 16' 15" West, 31.84 feet; (19) South 11° 40' 18" West, 108.33 feet; (20) South 53° 08' 00" West, 939.84 feet; (21) Southwesterly along a curve to the left, having a radius of 825.00 feet, for a distance of 151.71 feet, being subtended by a chord bearing and distance of South 47° 51' 55" West, 151.50 feet to the north-westerlymost corner of the aforementioned Lot No. 94, Block F and a point on the aforementioned northerly outline of said "Tavistock-Section I", thence binding thereon and on said Lot No. 94, (22) South 47° 24' 10" East, 145.00 feet to the point of BEGINNING.

Containing 14.608 acres of land, more or less.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That for and in consideration of the premises, Woodlawn Trustees, Incorporated, does hereby covenant and declare that henceforth it stands seized of the hereinbefore mentioned and described premises under and subject to the following limitations, reservations, restrictions and conditions:

1. The lots, except as hereinafter provided, shall be used for private residential purposes only, and no buildings of any kind shall be erected or maintained thereon except private dwelling houses and such outbuildings as are customarily appurtenant to residences, each house being detached and being designed for occupancy by a single family, together with a private garage for the exclusive use of the respective owner or occupant of the lot upon which such garage is erected.

2. Buildings to be used for schools, churches, libraries or for recreational, educational, religious or philanthropic purposes may be erected and maintained in locations approved by said Woodlawn Trustees, Incorporated, provided the design of such buildings be approved by said Woodlawn Trustees, Incorporated, and further provided there has been

filed in the Office of the Recorder of Deeds, in and for New Castle County, an Indenture or other Instrument of Writing executed by the said Woodlawn Trustees, Incorporated, approving the location, design and limiting the uses to which such buildings may be put.

3. No trade or business other than such as are above enumerated, nor any building designed or intended for such purpose or for industrial or manufacturing purposes, or for any dangerous or offensive trade or business whatsoever, shall be erected, permitted, maintained or operated on any of the land included in said tract; neither shall any nuisance, dangerous or offensive thing, condition, trade or business whatsoever be permitted or maintained upon any of the said lands, nor any live poultry, pigeons, hogs, cattle, or other livestock be kept thereon.

The placement on any residential lot of travel trailers, mobile homes, motor homes, boats, vans, trucks and other unattractive storage, except for the purpose of loading or unloading, is prohibited.

4. No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any additions to or change or alteration therein be made, until plans and specifications, plot plan and grading plan, or satisfactory information shall have been submitted to and approved in writing by said Woodlawn Trustees, Incorporated. The said Woodlawn Trustees, Incorporated, shall have the right to refuse to approve any such, plans or specifications which in its opinion are not suitable or desirable; and in so passing upon such plans and specifications the said Woodlawn Trustees, Incorporated, may take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring properties.

There shall not be erected or permitted upon any of the lands or roadways within the boundaries of the land herein described any signs, notices or advertising matter of any description unless the written consent of said Woodlawn Trustees, Incorporated, its successors or assigns has first been obtained.

5. No building or part thereof shall be erected or maintained on any of said lots nearer to the front street or the side street than the setback line shown on said plots, excepting that steps, bay windows, open porches and other projections appurtenant to the front of a building may extend beyond the front set back line subject to the limitations that no projection

other than open porches, and door steps and hand rails connected with such steps shall, except in its roof, extend more than four feet beyond the front set back line, nor exceed in any horizontal section, except in the horizontal section of its roof, forty square feet, and that no open porch shall, except in its roof, extend more than ten feet beyond such front set back line. No hedge shall be planted within eighteen inches of any front street line or side street line.

6. Open side yards extending the full depth of the lot shall be left on both sides of every residence. The aggregate width of such side yards shall not be less than thirty per-cent of the width of the lot measured on the front set back line thereof. The minimum width of such side yard to be left on either side shall be twelve and one half feet. No building or structure or any part thereof shall encroach on any side yards.

7. Building restrictions shall be governed by and subject to the specifications for an R-1-CC residential district as set forth in the Zoning Code of New Castle County, Delaware, adopted September 28, 1954, and as amended up to March 18, 1971.

In the event that the aforementioned Zoning Code conflicts in any way with the requirements of this Declaration, then, and in that case, the more restrictive of the covenants shall apply.

8. Easements and rights of way are expressly reserved in and over the land indicated as reservations on said recorded plot.

Such easements and rights of way shall be used for the following purposes:

For the erection, construction and maintenance of poles, wires and conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity, television, telecommunications, telephone and other purposes. For the construction and maintenance of storm water drains, land drains, public and private sewers, pipe lines for supplying gas, water and heat, and for any other public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method above or beneath the surface of the ground, excluding, but not limited to, cable television, and the said Woodlawn Trustees, Incorporated, shall have the right to enter upon said reserved strips of land for any purposes for which said easements and rights of way are reserved, including the right to trim and keep trimmed in a workmanlike manner all trees and growing things, within said easements and rights of way so as to provide proper clearance for the safety of operation and maintenance of the aforesaid facilities.

9. All construction, building, and plumbing work must be performed in accordance with the applicable existing construction, building and plumbing regulations and be subject to inspection and approval by properly authorized inspectors.

10. Abutting property owners are to be solely responsible for grading, seeding, care and maintenance of ground between the curb and property line and also for the maintenance and care of the sidewalk, curb and trees.

11. Woodlawn Trustees, Incorporated shall have the right to assign its powers herein reserved, including, but not limited to, the right to approve plans; consent to signs, etc.; determine which are front, side, or rear lines; enter upon reserved strips; and any other rights it may have as Declarant hereof, to any corporation or association consisting of owners of building lots as shown on the said plot, which said assignment shall be entirely at the election of this Declarant.

12. All the above recited conditions and restrictions shall be binding upon the said Woodlawn Trustees, Incorporated, its successors and assigns, until the first day of January, A.D. 1992, and shall automatically continue thereafter for periods of ten years each unless and so far as at least two years before the first day of January, A.D., 1992, or two years before the expiration of any subsequent period of ten years, as aforesaid, the owners of sixty per centum of the frontage of each Street as shown on said plot shall execute and acknowledge a declaration or declarations releasing, after such period or periods, all or any part of the land affected by any of the several restrictions contained in this declaration from any or all of them, and record the same in the Office of the Recorder of Deeds. &c., in and for New Castle County and State of Delaware.

IN WITNESS WHEREOF, the said Woodlawn Trustees, Incorporated, has caused its name by Philip G. Rhoads, its President, to be hereunto set, and the common and corporate seal of the said corporation to be hereunto affixed, duly attested by its Secretary, the day and year first above written.

Sealed and Delivered in
the Presence of:

WOODLAWN TRUSTEES, INCORPORATED

John M. Stocking By:

Philip G. Rhoads
President

Attest:

Stephen D. Beck
Secretary

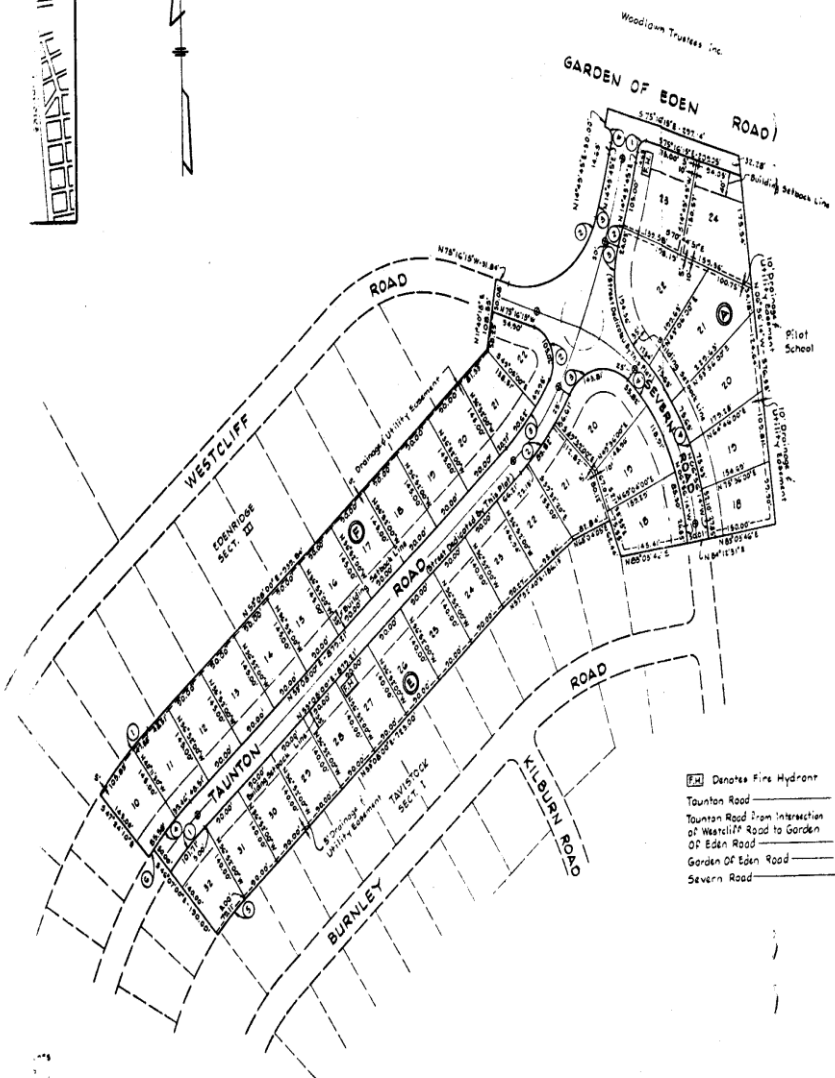
STATE OF DELAWARE
NEW CASTLE COUNTY

} ss

BE IT REMEMBERED, that on this first day of March, in the year of our Lord one thousand nine hundred and seventy-two personally came before me, the subscriber, a Notary Public for the County and State aforesaid, Philip G. Rhoads, President of Wood lawn Trustees, Incorporated, a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the said President is in his own proper handwriting, and that the seal affixed is the common and corporate seal of said corporation, and that his act of signing, sealing, executing, acknowledging and delivering said Indenture was duly authorized by the Board of Directors of said corporation.

GIVEN under my hand and seal of office, the day and year aforesaid.

Newlin E. Wood, Jr.
Notary Public



...
 being
 advised
 described
 ing
 of their

CERTIFICATION OF OWNERSHIP

State of Delaware
 New Castle County
 I, John M. Stocking, hereby certify that Woodlawn Trustee Inc. is the owner of the property shown on this plan, that the subdivision plan thereof was made at my direction, that I acknowledge the same to be my act and plan and desire the same to be recorded as such according to law, and that all streets shown and not heretofore dedicated are hereby dedicated to the public use and that all proposed street monuments shown hereon will be set at the locations shown.

- Denotes Fire Hydrant
- Taunton Road _____ 8" Water
- Taunton Road from Intersection of Westcliff Road to Garden of Eden Road _____ 12" Water
- Garden of Eden Road _____ 12" Water
- Severn Road _____ 8" Water

STEPHEN D. BECK
 SECRETARY

JOHN M. STOCKING
 EXECUTIVE VICE-PRESIDENT

Letter of Approval - Bureau of Environmental Health _____
 Letter of Approval - Department of Public Works _____
 Letter of Approval - Department of Highways _____
 Letter of Approval - Water Department _____
 Letter of Approval - State Fire Marshall _____

3	160.00	0° 40' 17"	154.50	111.15	181.70	N 4° 51' 51" W
4	400.00	45° 10' 48"	190.50	188.50	185.00	N 15° 07' 38" W
E	630.00	0° 15' 00"	151.50	50.97	151.50	S 42° 30' 00" W
1	475.00	1° 36' 41"	101.50	81.10	151.70	S 4° 07' 17" W
3	85.00	90° 30' 00"	149.80	95.97	117.20	S 81° 59' 51" W
4	350.00	45° 30' 00"	160.25	136.40	154.18	N 18° 14' 15" W
5	490.00	0° 15' 00"	79.11	39.64	79.05	N 48° 30' 30" E
F	815.00	10° 31' 10"	151.71	76.07	151.50	S 47° 51' 43" W
1	85.00	89° 14' 19"	109.00	77.09	89.78	N 10° 59' 11" W
3	425.00	18° 57' 00"	140.57	70.09	139.95	N 47° 39' 17" E
4	380.00	10° 31' 10"	129.04	61.70	114.87	N 47° 51' 53" E

3	1175.00	0° 30' 33"	99.95	80.00	99.95	N 10° 10' 10" E
4	13,000.00	0° 00' 00"	91.41	10.00	11.16	N 10° 10' 10" E
5	490.00	0° 15' 00"	79.11	39.64	79.05	N 48° 30' 30" E
6	480.00	0° 15' 10"	18.10	7.69	18.10	S 48° 30' 30" E

NOTES

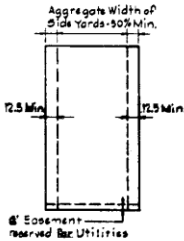
1. Exploratory Sketch Plan Approved February 26, 1971.
2. Preliminary Tentative Plan Approved March 22, 1971.
3. Tentative Plan Approved April 8, 1971.
4. Final Plan Approved May 7, 1971.
5. Elevations are based on the City of Wilmington datum.
6. Water supply is subject to the approval of the State Board of Health.
7. Sewerage is subject to the approval of the State Board of Health.
8. Sewerage is subject to the approval of the New Castle County Dept. of Public Works.
9. For restrictions binding the lots shown on this plan see Declaration of Restrictions dated _____ and of record in the _____ of the Recorder of Deed in and for New Castle County, State of Delaware, Volume _____ Page _____.
10. All streets shown are to be dedicated for the general use of traveling public and for the use of abutting property owners.
11. Monuments to be set are shown thus - @
B Monuments are to be set.
12. A six foot wide easement on each side of each side and rear lot shown on this plan and on each side of each side and rear lot subsequently established within the area shown on said plan hereby dedicated to be available for any utility use, provided that where any lot line is eliminated, the easement along lot line shall be extinguished except as to utilities that are existing in said easement.

MINIMUM ZONING REQUIREMENTS - R-1-CC

Lot Size	10,000 Sq. Ft.	WOODLAWN
Lot Width	50 Ft.	
Front Yard	25 Ft.	
Rear Yard	30 Ft. (Interior Lot) 20 Ft. (Corner Lot)	
Side Yard	20 Ft. (Min. Aggregate) (30 Ft. Min. Aggregate) 8 Ft. (Min. One Side) - (12 Ft. Min. One Side)	

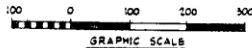
GROSS ACREAGE	14.408 ACRES
TOTAL NO. OF LOTS	35
AVERAGE LOT SIZE	145' x 100'
AVERAGE LOT AREA	14,500 SQ. FT.
MINIMUM LOT AREA	11,600 SQ. FT.
TOTAL AREA IN LOTS	11,639 ACRES
TOTAL AREA IN STREETS	2,969 ACRES
EXISTING ZONING	R-1-CC (FAMILY RESIDENTIAL)

- # WATER SUPPLY _____ CITY OF WILMINGTON
- * # SEWAGE DISPOSAL _____ NEW CASTLE COUNTY
- LINEAR FEET OF STREET _____ 2,110'
- # SEE NOTE #6 _____
- * # SEE NOTES # 7 & # 8 _____



TYPICAL LOT
No Scale

Deed Reference
N - Vol. 28, Pg. 1, Description No. 76
S - Vol. 90, Pg. 6



Block Map $\frac{D-1}{N}$
RECORD
SUBDIVISION PLAN
TAVISTOCK - SECTION II
BRANDYWINE HUNORBO
NEW CASTLE COUNTY, DELAWARE
Scale: 1"=100' Date: July 9, 1971

- 8/4/1971
- 7/14/1971
- 7/22/1971
- 5/17/1971
- 6/5/1971

WHITMAN, REQUARDT & ASSOCIATES
ENGINEERS
1304 ST. PAUL STREET
BALTIMORE, MARYLAND 21201
WOODLAWN TRUSTEES, INCORPORATED
Owners
2201 W. 11th STREET
WILMINGTON 5, DELAWARE

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CERTIFICATE OF INCORPORATION
TAVISTOCK CIVIC ASSOCIATION, INC.

WE, THE UNDERSIGNED, in order to form a corporation for the purposes hereinafter stated, under and pursuant to the provisions of the general corporation law of the State of Delaware hereby certify as follows:

FIRST: The name of the Corporation is:

TAVISTOCK CIVIC ASSOCIATION, INC.

SECOND: The address of the registered office of the Corporation is 708 Burnley Road in the City of Wilmington, New Castle County and State of Delaware, and the registered agent thereof is The Corporation.

THIRD: The period of duration of said Corporation shall be perpetual.

FOURTH: The nature of the business and the objects and purposes proposed to be transacted, promoted and carried on by the Corporation are to advance, encourage and promote the interests of its members as residents of the community of Tavistock, to protect and insure the rights of its members as residents of the community of Tavistock and citizens of New Castle County and the State of Delaware, to promote the social life of its members as residents of the community of Tavistock, to promote, protect and improve the health, welfare and property of its members as residents of Tavistock, to solicit and receive funds for the accomplishment of the above purposes.

FIFTH: In furtherance and not in limitation of the powers conferred by the laws of the State of Delaware, the Corporation is expressly authorized:

(a) To acquire by purchase, exchange, lease, grant, bequest, devise or otherwise and to own or develop, operate, sell, assign, lease, transfer, convey, exchange, mortgage, pledge or otherwise dispose of or encumber real and personal property of any class or description and rights and privileges therein without any limitations as to value in the State of Delaware and in other states, territories, districts, colonies or dependencies of the United States of America and in all foreign countries.

(b) To enter into, make and perform contracts of any kind and description with any person, firm, association, corporation, municipality, board, political, county, state or government or colony or dependency thereof, without any limitation as to value.

(c) To conduct its operations in any of the states of the United States of America and in the District of Columbia and in any or all foreign countries, and to have therein one or more offices and to conduct therein meetings of the members, directors and officers of the Corporation.

(d) To do any or all of the things herein set forth to the same extent as natural persons might or could do in any part of the world as principal, agent, factor, contractor, trustee or otherwise, either alone or in conjunction with any person, firm, association or other corporation.

(e) To do any and all things necessary, suitable, convenient or proper for, or in connection with, or incidental to, the accomplishment of any of the purposes or the attainment of any one or more of the objects herein enumerated, or designed directly or indirectly to promote the interests of the Corporation, or to enhance the value of any of its properties and in general to do

any and all things and exercise any and all powers which it may now or hereafter be lawful for the Corporation to do under the laws of the State of Delaware that may now or hereafter be applicable to the Corporation.

SIXTH: No capital stock will ever be issued, no dividends shall ever be paid, and the Corporation shall be operated on a nonprofit basis in furtherance of its corporate purposes and any surplus which occurs shall be used to further such purposes.

SEVENTH: The conditions and regulations of membership and the rights or privileges of the classes of members shall be determined and fixed by the By-laws.

EIGHTH: The names and addresses of the original incorporators and officers are as follows:

Richard Narvaez
708 Burnley Rd.
Wilmington, Delaware

Pamela Wright
607 Mt. Lebanon Rd.
Wilmington, Delaware

Rita Borden
603 Mt. Lebanon Rd.
Wilmington, Delaware

NINTH: The private property of the directors and officers of the Corporation shall be forever exempt from the debts and obligations of the Corporation.

TENTH: The Corporation shall indemnify any director or officer of the Corporation, or any person who may have served at its request, against expenses actually and necessarily incurred by him in connection with the defense of any action, suit, or proceeding in which he is made a party by reason of being or having been such director or officer, and shall incur no personal liability or legal responsibility, except in relation to matters as to which he shall be adjudged in such action, suit, or proceeding to be liable for gross negligence or misconduct in the performance of a duty. Such indemnification shall be deemed exclusive of any other rights to which such director may be entitled, under any ByLaw, agreement, vote of Board of Directors or otherwise.

WE, THE UNDERSIGNED, being all of the Incorporators herein before named for the purpose of forming a corporation to do business both within and without the State of Delaware, and in pursuance of an Act of the Legislature of the State of Delaware entitled "An Act Providing a General Corporation Law" (approved March 10, 1899), and the acts amendatory thereof and supplemental thereto, do make and file this certificate, hereby declaring and certifying that the facts herein stated are true and accordingly have hereunto set our hands and seals this 13th day of June, 1973.

IN THE PRESENCE OF:

Carl I. Zenker
Carl I. Zenker

Richard Narvaez
Richard Narvaez

Pamela C. Wright
Pamela Wright

Rita Borden
Rita Borden

STATE OF DELAWARE:
: SS
NEW CASTLE COUNTY:

BE IT REMEMBERED, That on the 13th day of June, A.D. 1973, personally came before me, Carl I. Zenker, a Notary Public for the State of Delaware, Richard Narvaez, Pamela Wright, and Rita Borden parties to the foregoing Certificate of Incorporation, known to me personally to be such and severally acknowledged the said certificate to be the act and deed of the signers respectively and that the facts therein stated are truly set forth.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Carl I. Zenker
Notary Public

State of Delaware



Office of Secretary of State

I, Robert H. Reed, Secretary of State of the State of Delaware, do hereby certify that the above and foregoing is a true and correct copy of Certificate of Incorporation of the "TAVISTOCK CIVIC ASSOCIATION, INC.", as received and filed in this office the fourteenth day of June, A.D. 1973, at 2 o'clock P.M.

In Testimony Whereof, I have herunto set my hand and official seal at Dover this fourteenth day of June in the year of our Lord one thousand nine hundred and seventy-three.



Robert H. Reed

Secretary of State

M. Bidder

Ass't Secretary of State

FORM 120

REC'D FOR RECORD

6/21

1973

LEO J. DUGAN, Jr. Recorder

(Original Certificate of Incorporation filed with
Don Thureau at 740 Taunton Road, Tavistock)

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**TAVISTOCK CIVIC ASSOCIATION, INC.
BY-LAWS**

Amended March 24, 2022, Annual Meeting

ARTICLE I—NAME

The name of this Association shall be Tavistock Civic Association, Inc.

ARTICLE II—PURPOSE AND POLICY

The Association shall be non-sectarian and non-political. The objective of this corporation shall be to promote the general welfare of the members of this Association and the Community of Tavistock.

ARTICLE III—COMPENSATION

No salary or other compensation may be paid by the Association to any member except members may be reimbursed for expenses incurred on behalf of the Association as specifically provided in the By-Laws.

ARTICLE IV—PUBLIC STATEMENTS

No public statement in the name of or on behalf of the Association shall be issued by any officer or any other member unless it has previously been approved in writing by the Board of Directors.

ARTICLE V—MEMBERSHIP

- Sec. 1.** Membership shall be limited to adult resident property owners and/or renters of a single-family dwelling in Tavistock.
- Sec. 2.** No application for Resident membership shall be required nor shall any applicant for membership be required to pay any initiation fee or other amount other than dues for the current membership year. No vote of the membership shall be required for admission to membership.
- Sec. 3.** Members shall pay dues in the amount and manner prescribed in the By-Laws.
- Sec. 4.** Members may resign by notifying the Board of Directors in writing.

ARTICLE VI—ORGANIZATION

- Sec. 1.** The affairs of the Association shall be managed by the Board of Directors of the Association.
- Sec. 2.** The Board of Directors shall be composed of the President, Vice-President, Secretary, Treasurer, and the Area Representatives.
- Sec. 3.** Only members shall be eligible for election to the Board of Directors.

- Sec. 4.** All decisions of the Board of Directors shall be by majority vote of the Board members present. A majority of the Board in office shall constitute a quorum for the transaction of business. Each member shall be entitled to one vote at meetings of the Board of Directors.

ARTICLE VII—OFFICERS

- Sec. 1.** The officers of this Association shall be a President, Vice-President, Secretary, and Treasurer elected by the members of the Association at the annual March meeting to hold office for a term of one year or until their successors have been elected or until removed from office as provided in the By-Laws. The first election of officers shall be by the incorporators at the initial meeting of the Corporation.
- Sec. 2.** The President shall preside at all meetings of the Association and the Board of Directors. He or she shall call all meetings of the Association and Board of Directors, except as otherwise provided in the By-Laws. He or she shall appoint, with the advice and consent of the Board of Directors, the chairmen and members of all committees and shall be ex officio a member of all committees. He or she shall execute all agreements approved by the Association Board of Directors.
- Sec. 3.** The Vice-President shall perform the duties of the President in his or her absence or disability or when so requested by the President. In the event of the death, resignation or removal of the President, he or she shall become President.
- Sec. 4.** The Treasurer shall prepare and keep a full and accurate account of the financial transactions, receipts and disbursements of the Association and shall pay out funds only as authorized by the Board of Directors or by these By-Laws. The Treasurer shall keep a list of paid-up members of the corporation. The Treasurer shall present a statement of accounts at every meeting of the members and at other times when requested by the Board of Directors, and shall make a full report at the annual March Meeting of the Members.

The Treasurer may be bonded at the discretion of the Board of Directors and in an amount equal to the closing balance at the end of the last year and in no event shall this bond be less than \$500.00 at the discretion of the Board of Directors and in an amount equal to the closing balance at the end of the last year and in no event shall this bond be less than \$500.00.

- Sec. 5.** The Secretary shall keep an accurate account of the Minutes of the Association. The Secretary shall be further charged with keeping a record of the correspondence of the Association and with handling such correspondence as may be delegated to him or to her by the President or the Board of Directors of the Association.
- Sec. 6.** Officers of the Association elected at the annual March meeting may be reelected to the same office the consecutive year if the said office nomination is acceptable to the nominated individual.
- Sec. 7.** No person is eligible for election as an officer unless such person is a member of the Association.

ARTICLE VIII—AREA REPRESENTATIVES

- Sec. 1.** Tavistock shall be divided into areas, each of approximately fifteen houses, to be designated by the Board of Directors.
- Sec. 2.** Area Representatives shall be appointed by the Board of Directors.
- Sec. 3.** The Area Representative shall represent his area on the Board of Directors. He shall also have the following duties:
- (a) To collect dues and other assessments adopted by the Association and the Board of Directors;
 - (b) To gather opinions and suggestions from the residents in his area;
 - (c) To act as spokesman for the residents of his area before the Board of Directors;
 - (d) To present the views of the Board of Directors to the residents of his area;
 - (e) To recommend his own successor and;
 - (f) To perform such other duties as may be provided for by the By-Laws and by the Board of Directors.
- Sec. 4.** The Board of Directors may create additional areas.

ARTICLE IX—ELECTIONS

- Sec. 1.** All elections to office shall be by secret ballot. All elections shall be held at the time of the annual March meeting except as may be otherwise provided by the By-Laws.
- Sec. 2.** Every member whose dues are currently paid shall be entitled to one vote.
- Sec. 3.** The term of office of every officer and Area Representative shall be one membership year commencing on the first of April following election.
- Sec. 4.** Election to office shall be by a simple majority of the total membership entitled to vote for the office attending the annual March Meeting.

Sec. 5. Election of officers shall be from a slate of candidates prepared by a nominating committee named by the Board of Directors. Additional nominations will be received from the floor at the annual March meeting.

ARTICLE IX—ELECTIONS

Sec. 1. All elections to office shall be by secret ballot. All elections shall be held at the time of the annual March meeting except as may be otherwise provided by the By-Laws.

Sec. 2. Every member whose dues are currently paid shall be entitled to one vote.

Sec. 3. The term of office of every officer and Area Representative shall be one membership year commencing on the first of April following election.

Sec. 4. Election to office shall be by a simple majority of the total membership entitled to vote for the office attending the annual March Meeting.

Sec. 5. Election of officers shall be from a slate of candidates prepared by a nominating committee named by the Board of Directors. Additional nominations will be received from the floor at the annual March meeting.

Sec. 6. Votes for officers must be cast in person. There shall be no voting by proxy or mail for officers of the Association.

ARTICLE X—OBLIGATIONS OF ASSOCIATION

The Association shall not be responsible for any financial obligation unless such is approved by the Board of Directors.

ARTICLE XI—REMOVAL FROM OFFICE

Any officer or Area Representative may be removed from office by a two-thirds vote of those entitled to vote for such office at any meeting of the Association called for that purpose.

In the event any officer or Area Representative is removed from office, the members entitled to vote may elect another member to complete the term of office. In such event the person so elected shall assume his duties immediately. Such election shall not, however, disqualify such person from standing for said office at the next annual March meeting.

ARTICLE XII—FISCAL YEAR

The fiscal year shall commence April 1 and end March 31.

ARTICLE XIII - MEETINGS

- Sec. 1.** There shall be a meeting of the membership to elect officers annually during the month of March. The Board of Directors shall set a place, time and date of such a meeting and shall advise all members of the Association at least two weeks in advance of such meeting.
- Sec. 2.** The Board of Directors may call special meetings of the Association from time to time. Special meetings of the Association shall be called by the President upon the request of a majority of the Area Representatives. At least two days' notice, in writing shall be given members of the date, time and place and purpose of such a special meeting.
- Sec. 3.** The Board of Directors shall hold regular meetings. There shall be at least three (3) meetings of the Board of Directors annually.
- Sec. 4.** Any member desiring to have a matter considered by the Board of Directors shall bring the matter to the attention of his Area Representative who shall put the matter on the agenda at least one week prior to the meeting at which it is to be discussed.
- Sec. 5.** On written petition of 25% of the members, the President shall call a special meeting of the Association. Notice of the time, place and date and purpose of such a special meeting shall be given to members at least two weeks prior to the meeting.
- Sec. 6.** The order of business at all meetings of the Association may be as follows:
- (a) Attendance
 - (b) Reading of the Minutes of the previous meeting
 - (c) Treasurer's report
 - (d) Committees' reports
 - (e) Unfinished business
 - (f) New business
 - (g) Guest speaker
 - (h) Adjournment
- Sec. 7.** The Board of Directors may establish its own procedures and rules for its meetings.

ARTICLE XIV—DUES AND ASSESSMENTS

- Sec. 1.** The annual dues shall be fixed by the Board of Directors, but in no event shall such dues annually exceed one hundred fifty dollars (\$150.00). (*Amended March 24, 2022, Annual Meeting*)

- Sec. 2.** Dues for membership shall be based upon residential units and not per capita.
- Sec. 3.** Area representatives shall be responsible for collecting dues from members in their areas and turning such dues over to the Treasurer.
- Sec. 4.** Failure to pay the annual dues shall automatically terminate membership.
- Sec. 5.** Special assessments may be made from time to time for expenses other than routine operating expenses. Any special assessment of twenty dollars (\$20.00) or less shall be adopted only if two-thirds of the Board of Directors approve such assessment. Any special assessment in excess of twenty dollars (\$20.00) shall be adopted only if a majority of the Association voting on such an issue approve. *(Amended March 13, 2002, Annual Meeting)* Special assessments shall be collected by the Area Representative and turned over to the Treasurer who shall keep a separate record of the receipts and disbursements of all such special assessments. Failure to pay any special assessment within sixty days of authorization of that assessment shall automatically terminate membership.

ARTICLE XV –MEMBERSHIP

- Sec. 1.** Membership in the Association shall be conditioned upon payment of dues and assessments.
- Sec. 2.** Membership shall not be transferable.
- Sec. 3.** Any member may resign at any time, but such resignation shall not entitle such a person to a refund of any amounts paid to the Association.

ARTICLE XVI –V ACANCIES IN OFFICE

- Sec. 1.** A vacancy occurring in the office of the President shall be filled by the Vice-President as provided in the By-Laws.
- Sec. 2.** A vacancy occurring in any other office, i.e., Vice-President, Secretary, Treasurer or Area Representative shall be filled by the Board of Directors from among the eligible members of the Association for the remainder of the term subject to ratification of such appointment by a majority vote of the members at the next meeting of the Association following such appointment.
- Sec. 3.** Appointment to fill a vacancy shall not disqualify such a person from being elected to said office at the following March meeting.

ARTICLE XVII—COMMITTEES

- Sec. 1.** Each year the President shall appoint with the consent of the Board of Directors, an auditing committee from among the members of the Association for the purpose of auditing the books of the Association. This committee shall consist of not more than three and shall conduct such audit at least once during the year and at such time as the Board of Directors may request.
- Sec. 2.** In addition, the President shall appoint, with the consent of the Board of Directors, any other committee deemed necessary by the Board of Directors.

ARTICLE XVIII—DEPOSITORY AND DISBURSEMENT OF FUNDS

- Sec. 1.** The Association shall maintain an account at a branch bank in the area.
- Sec. 2.** Funds of the Association shall only be disbursed by check drawn on its account. Such checks shall be signed by at least two officers of the corporation.
- Sec. 3.** No funds of the Association shall be disbursed as compensation or other gain to any member. However, members may be reimbursed by the Association for any amounts expended on behalf of the Association, provided that approval of the Board of Directors is first obtained.

ARTICLE XIX - CHANGES IN BY-LAWS

- Sec. 1.** These By-Laws may be amended, changed repealed or otherwise modified in whole or in part by two-thirds (2/3rds) vote of the Board of Directors at two consecutive meetings of the Board of Directors.
- Sec. 2.** Any change in the By-Laws adopted by the Board of Directors shall be effective upon approval until the next general meeting of the Association. However, in order for such change to remain in effect after such date, said change must be ratified by a majority vote of the membership of the Association at such next general meeting of the Association. Notice that a change in the By-Laws and the substance thereof, will be considered at a general meeting shall be given to the membership at least one week prior to such meeting.

ARTICLE XX—EFFECTIVE DATE

The By-Laws shall become effective when adopted by the incorporators.

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Tavistock - Section I

<u>Aldham Ct.</u>	<u>Burnley Road</u>	<u>Kilburn Road</u>
1	700 709 717 731	600 608 616 625
2	701 710 718 733	601 609 617 626
3	702 711 719 735	602 610 618 627
4	703 712 721 737	603 611 619 632
5	704 713 724	604 612 620 634
6	706 714 725	605 613 622 636
7	707 715 727	606 614 623 638
8	708 716 729	607 615 624

<u>Mt. Lebanon</u>	<u>Severn Road</u>	<u>Taunton Road</u>
503 615	700 709	703 712
603 617	701 710	705 713
605 619	702 711	706 714
607 625	703 712	707 715
609 627	704 713	708 716
611 629	705 714	709 717
613 631	707 715	710
	708 716	711

Tavistock - Section II

<u>Taunton Road</u>	<u>Severn Road</u>	<u>Garden of Eden</u>
718 725 732 739	718	102
719 726 733 740	719	104
720 727 734 741	720	
721 728 735 742	721	<u>Westcliff Road</u>
722 729 736	722	742
723 730 737	724	
724 731 738	726	

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Revised 8/15/2022