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Michael E. Kozikowski
New Castle Recorder MISC

Tax Parcel Nos.: See Attached sheet

PREPARED BY AND RETURN TO:
Jeffrey P. Harper
President, Pembrey Civic Association
112 E. Pembrey Drive
Wilmington, DE 19803

AMENDMENT TO RESTRICTIONS

21st **THIS AMENDMEENT TO RESTRICTIONS** (this "Amendment") is made this day of February, 2017 by Pembrey Civic Association, a Delaware corporation, ("Declarant").

WHEREAS, Declarant is the holder of certain rights and powers relative to the community of Pembrey situated in Brandywine Hundred, New Castle County, Delaware, as the same is shown on that certain plot recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware (the "Recorder's Office") in Deed Record V, Volume 35, Page 601 (the "Plot"), under a certain Deed between Lawrence P. Tally and Esther W. Talley (the "Talleys"), as parties of the first part, and Marjorie A. Purner, as party of the second part, dated October 21, 1938 and recorded in the Recorder's Office in Deed Record C, Volume 41, Page 272, as amended by Agreement executed by the Talleys, dated October 24, 1949 and recorded in the Recorder's Office in Deed Record O, Volume 49, Page 153 (the "Restrictions"), having acquired those rights pursuant to that certain indenture between the Talleys and Declarant, dated January 2, 1964 and recorded in the Recorder's Office in Deed record, Volume 72, Page 195; and

WHEREAS, the Restrictions provide that Declarant shall have the right at any time to change or modify any of the restrictions contained therein "...provided such changes can be made without the objections of the owners of more than one-half of any frontage as being prejudicial to their welfare"; and

WHEREAS, Declarant desires to amend the Restrictions as hereinafter provided and has gained the consent of more than one-half of the frontage of lots within the community of Pembrey as shown on the Plot as is evidenced by written consents currently held in the official records of Declarant.

NOW, THEREFORE, Declarant does hereby amend the Restrictions as follows:

1. A new section is hereby added to the restrictions to read as follows:

PAYMENT OF DUES: The annual dues established by the Pembrey Civic Association are mandatory and must be paid prior to or within thirty days following the annual Pembrey Civic Association meeting. The Board of the Pembrey Civic Association ("The Board") shall have the right to settle any claim for dues against any owner of any lot for such amount and on such terms as they believe to be in the best interest of the Pembrey Civic Association.

Every owner, against whom legal action is taken to collect an assessment or enforce any covenant, condition, obligation, or restriction, shall, if judgment is rendered against the owner, be liable for all court costs, interest, and attorney's fees. These fees shall be considered as part of the original amount due. If a court judgment is rendered against the property owner, the Pembrey Civic Association may place a lien on the property for the amount of the judgment including all costs.

2. A new section is hereby added to the restrictions to read as follows:

VEHICLES: Use and storage upon the property of all vehicles and recreational equipment shall be subject to the ordinance of New Castle County and the following:

All motor vehicles shall be currently licensed and maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions, or appearance.

Prohibited Types of Vehicles:

There shall be no regular outside parking or storage on the property of any commercially licensed vehicle or vehicle with commercial signage, mobile home or trailer (either with or without wheels), camper, camper trailer, recreational vehicle, boat or any transportation device of any kind (cars and trucks of a non-commercial nature excepted). However, prohibited vehicles may be parked or stored entirely within a garage with the garage door completely closed at all times. This restriction shall be waived for those owners with such trailers, campers, and motor homes who shall be granted "grandfather status" by The Board for their specific vehicle or equipment owned prior to October 2, 2016. The waiver must have been requested prior to October 2, 2016. The waiver is for the vehicle and will be in effect only while both the specific vehicle and the owner reside in Pembrey.

3. A new section is hereby added to the restrictions to read as follows:

SWIMMING POOLS: Above ground swimming pools are prohibited on any lot, with the exception of infant wading pools, which are not to be left on the front of the property overnight. In-ground pools are permitted upon written approval from The Board.

4. A new section is hereby added to the restrictions to read as follows:

NUISANCES: It shall be the responsibility of each landowner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition of their buildings or grounds. No lot shall be used in whole or in part for the storage of any property or thing that will cause such lot to be in an unclean or untidy condition or that is obnoxious to the senses.

The Board, in its responsibility to maintain the beauty, safety and property values, will balance that responsibility with the homeowners' right to enjoy their property.

5. A new section is hereby added to the restrictions to read as follows:

SIGNS: No signs or advertising posters of any kind except, those related to the active sale, rent, or notification of contractors work on the home shall be erected, placed, or maintained on any lot. Political campaign signs may be posted during the three month period directly preceding an election. Political signs must be removed within ten days following the election.

The Board shall have the sole discretion regarding the number of political signs on a property at any one time and a designated representative of the Board shall notify the property owner if the number of signs is such as to diminish neighboring property values. This provision is not intended to prevent the Board from maintaining signs on the Common Elements for limited purposes.

6. The Restrictions, as amended by this Amendment, shall continue to be binding and of full force and effect.
7. This Amendment shall be construed in accordance with the laws of the State of Delaware.

IN WITNESS WHEREOF, PEMBREY CIVIC ASSOCIATION has hereunto executed this amendment to Restrictions the day and year first above written.

Pembrey Civic Association

By: Jeffrey P. Harper (seal)
Name: Jeffrey P. Harper
Title: President

(Corporate seal)

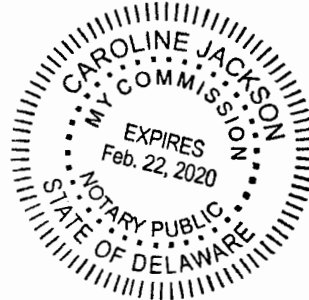
By: Arthur Patrick Gray (seal)
Name: ARTHUR PATRICK GRAY
Title: Treasurer

STATE OF DELAWARE :
: SS
COUNTY OF NEWCASTLE :

BE IT REMEMBERED, on this 21st day of February, 2017 personally Came before me, the Subscriber, a Notary Officer for the State and County aforesaid, Jeffrey P Harper, President of PEMBREY CIVIC ASSOCIATION, a corporation of the State of Delaware, party to this Instrument of Writing, known to me personally to be such, and acknowledged this instrument of Writing to be his/her act and deed and the act and deed of said corporation.

Given under My Hand and Seal of office the day and year aforesaid.

Caroline Jackson
Notary Public
Printed Name : Caroline Jackson
My Commission Expires : February 22, 2020



Parcel #.	Address
0605300120	202 W PEMBREY DR
0605300121	204 W PEMBREY DR
0605300122	206 W PEMBREY DR
0605300123	208 W PEMBREY DR
0605300124	210 W PEMBREY DR
0605300125	212 W PEMBREY DR
0605300134	209 W PEMBREY DR
0605300135	207 W PEMBREY DR
0605300136	205 W PEMBREY DR
0605300137	203 W PEMBREY DR
0605300138	201 W PEMBREY DR
0605300139	115 E PEMBREY DR
0605300140	204 N PEMBREY DR
0605300141	206 N PEMBREY DR
0605300142	208 N PEMBREY DR
0605300143	211 N PEMBREY DR
0605300144	209 N PEMBREY DR
0605300145	207 N PEMBREY DR
0605300146	205 N PEMBREY DR
0605300147	201 N PEMBREY DR
0605300148	109 E PEMBREY DR
0605300149	107 E PEMBREY DR
0605300150	105 E PEMBREY DR
0605300151	103 E PEMBREY DR
0605300152	104 E PEMBREY DR
0605300153	106 E PEMBREY DR
0605300154	108 E PEMBREY DR
0605300155	110 E PEMBREY DR
0605300156	112 E PEMBREY DR
0605300157	111 W PEMBREY DR
0605300189	200 N PEMBREY DR
0605300191	119 E PEMBREY DR
0605400013	1651 FOULK RD
0605400278	101 E PEMBREY DR
0606600171	1523 FOULK RD
0606600172	100 W PEMBREY DR
0606600173	102 W PEMBREY DR
0606600174	104 W PEMBREY DR
0606600175	106 W PEMBREY DR

Parcel #	Address
0606600177	112 W PEMBREY DR
0606600178	116 W PEMBREY DR
0606600179	200 W PEMBREY DR
0606600180	102 E PEMBREY DR
0606600181	100 E PEMBREY DR
0606600182	101 W PEMBREY DR
0606600183	103 W PEMBREY DR
0606600184	105 W PEMBREY DR
0606600185	107 W PEMBREY DR
0606600186	109 W PEMBREY DR
0606600225	110 W PEMBREY DR
0606600225	110 A W PEMBREY DR
0606600226	114 W PEMBREY DR
0606700001	1 PEMBREY PL
0606700002	1605 FOULK RD
0606700003	1609 FOULK RD
0606700004	3 PEMBREY PL
0606700005	4 PEMBREY PL
0606700006	2 PEMBREY PL
0606700302	1525 FOULK RD

0605300130	217 W PEMBREY DR
0605300133	211 W PEMBREY DR
0605300131	215 W PEMBREY DR
0605300129	220 W PEMBREY DR
0605300126	214 W PEMBREY DR
0605300132	213 W PEMBREY DR
0605300128	218 W PEMBREY DR
0605300127	216 W PEMBREY DR