

BK: 3997 PG: 181

Tax Map & Parcel Nos. 2-34 23.00
 710.00-900.00 (inclusive)
 Prepared by & Return to:
 The Pines Home Owner's Association
 3 White Pine Drive
 Millsboro, DE 19966

The Pines at Long Neck Homeowner's Association
 3 White Pine Drive Millsboro, De. 19966



Jim Sutton, President
 Kit Watson, Vice President

Ed Kaminsky, Secretary
 Terry Lowe, Treasurer

Felecia Straight, Member at Large

FIRST AMENDMENT TO DECLARATION OF
 COVENANTS, CONDITIONS AND
 RESTRICTIONS OF
 THE PINES AT LONG NECK

THIS FIRST AMENDMENT to the The Pines at Long Neck Declaration of Covenants, Conditions and Restrictions is made this 9th day of MAY, ~~2010~~, 2012, by THE PINES AT LONG NECK HOMEOWNER'S ASSOCIATION, INC., a corporation of the State of Delaware, together with the written consents of a majority of the owners of the lots of The Pines at Long Neck, pursuant to Section 23 of the The Pines at Long Neck Declaration of Covenants, Conditions and Restrictions dated the 17th day of April 1995, which is of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, at Deed Book 2050, Page 247, *et seq.*

Pursuant to Section 23 of said Declaration, the following Amendments to said Declaration were adopted by the affirmative vote of a majority of the owners of the lots of The Pines at Long Neck. One hundred nineteen total votes were cast and the approval rate was 89.9%. This First Amendment to the aforesaid Declaration has been executed by THE PINES AT LONG NECK HOMEOWNER'S ASSOCIATION, INC. The following changes are made to the aforesaid Declaration of Covenants, Conditions and Restrictions dated the 17th day of April 1995, which is of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, at Deed Book 2050, Page 247, *et seq.*:

1. In Paragraph 1 delete the word "Developer" and substitute therefore "Homeowners are the fee simple owners".
2. In Paragraph 2 delete the word "Developer" and substitute therefore "the Homeowners Association desires".
3. In Paragraph 3 delete the word "Developer" and substitute therefore "the Homeowners Association desires".

CR 12

Pines at Long Neck HOA
3 White Pine Dr.
Millsboro, DE 19966

6853

BK= 4667 PG= 86

Prepared by: Tim Willard
Georgetown, DE 19947

The Pines at Long Neck

Second Amendment

Declaration of Covenants, Conditions and Restrictions

This Amendment to Declaration is made February 20th, 2017.

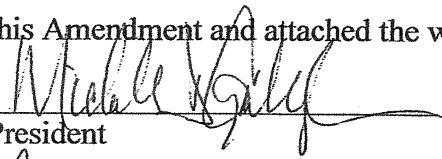
AMEND The Pines at Long Neck Declaration of Covenants, Conditions and Restrictions
Covenants Sussex County Recorder of Deeds Book 2050 Page 258, April 17, 1995, as amended
by the First Amendment Sussex County Recorder of Deeds Book 3937 Page 81, May 9, 2012 by
amending the First Amendment as follows:

4. Restrictive and Protective Covenants

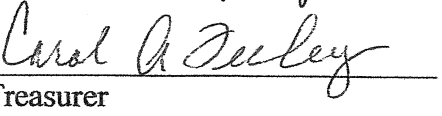
^{cut}
18 ~~17~~. Driveways. Delete "All vehicles must be parked on a hard surface." and substitute in
lieu thereof "All vehicles must be parked on a driveway surface".

^{cut}
26 ~~24~~. Rentals. Delete "No property in the Pines may be rented for less than six months."
and substitute in lieu thereof "No property in the Pines may be used as a rental property."

IN WITNESS WHEREOF, pursuant to Article 5 Section 1, the officers have executed
this Amendment and attached the written consents in support thereof.




President



Treasurer

RECEIVED
Feb 20, 2017
ASSESSMENT DIVISION
OF SUSSEX COUNTY

Sworn to a subscribed before me this ^{20th} day of FEB, 2017.



Notary Public

Recorder of Deeds
Scott Dailey
Feb 20, 2017 02:07P
Sussex County
Doc. Surcharge Paid

ROBERT A. ROMANI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Dec. 9, 2017

ROBERT A. ROMANI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Dec. 9, 2017

Recorder of Deeds
Scott Dailey
Feb 20, 2017 02:07P
Sussex County
Doc. Surcharge Pa

4. In Paragraph 4 delete the word "will" and substitute therefore "the Developer did incorporate".

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5. In Section 4 "Obligations of the Association", Paragraph B, delete the words "replace all dead or destroyed original landscaping on all common areas" and substitute therefore "original landscaping on all common areas, except as restricted by County, State, or Federal wetlands regulations".

6. In Section 9 "Property Exempt From Assessment", delete the words "All lots owned by the Developer and not deeded by the Developer to third persons".

7. In Section 4 "Restrictions As To Types of Improvements", Paragraph (b) (1) delete the words "Size – singlewide nine hundred eighty (980) square feet" and substitute therefore "Size – singlewide: Not Permitted".

8. In Section 10 "Setback Restrictions", Paragraph A delete the words "height limitations".

9. Delete Section 16 "Landscaping", Paragraph B, in its entirety.

10. Delete Section 17 "Natural Features", Paragraphs A, B, & C in their entirety.

11. In Section 18 "Driveways", delete the words "and shall require prior written approval by the Association" and substitute therefore "All vehicles must be parked on hard surface.

12. Delete Section 22 "Other Apparatus" in its entirety.

13. Section 24 "Golf Carts". New addition: Golf cart owners shall submit their name, address and number of golf carts that will be registered by house number. Owners are required to affix house numbers on golf carts at the rear or passenger side. No one under the age of sixteen may operate a golf cart unless accompanied by a licensed driver.

14. Section 25 "Carports". New addition: Carports must be placed on side or rear of lot behind front boundary of lot.

15. Section 26 "Rentals". New addition: No property in the Pines may be rented for less than six months.

16. Section 5 "General Provisions", Paragraph 1, delete the words "consent of two-thirds (2/3)" and substitute therefore "consent of a majority plus one".

IN WITNESS WHEREOF, pursuant to Section 23 of the The Pines at Long Neck Declaration of Covenants, Conditions and Restrictions, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2050, Page 247, *et seq.*, THE PINES AT LONG NECK HOMEOWNER'S ASSOCIATION, INC. hereby makes and files this First Amendment to The Pines at Long Neck Declaration of Covenants, Conditions and Restrictions pursuant to and as authorized by Section 23 of said Declaration, the foregoing being approved by a total of 119 votes, with an approval percentage of 89.9%, dated this 9th day of MAY, ~~2010~~ 2012.

