

Tax Parcel Nos: 2-34-23.00-271.00

Prepared by/Return to:
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Morton, Valihura & Zerbato, LLC
3704 Kennett Pike, Suite 200
Greenville, DE 19807

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

Pursuant to Article 5, Section 1 of The Pines at Long Neck Declaration of Covenants, Conditions and Restrictions (the "Declaration"), a two-thirds (2/3) majority of the owners of lots having approved the amendment to the Declaration, the original of which is recorded in the Office of Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2050, Page 247. The Declaration is hereby amended as follows:

1. Amend Article 4, Section 3 – Residential Use, by deleting the first sentence of the Section and replacing it with the following:

"Except as otherwise provided for in this Declaration, all lots in the property, as shown on the Recorded Plot, shall be used for residential purposes exclusively."

2. Amend Article 4, Section 4(b)(6), by deleting the body of the subsection and replacing it with the following:

"All roofs to be shingled or metal, and "A" frame; no flat roofs."

3. Amend Article 4, Section 5 – Restriction Against Business Use, by deleting the first sentence of the Section and replacing it with the following:

"Owners of lots are permitted to conduct business in their home; provided, however, that no signs or other evidence of the business may exist on the lot, and no business may be conducted on the lot or in the community that would create a nuisance, including where customers, delivery or other services and/or employees come to the lot in connection with such business."

4. Amend Article 4, Section 14 – Fences, by deleting the first sentence of the Section and replacing it with the following:

"No fence or boundary wall shall be constructed to a height of more than six feet (6') and such fence or wall may only be located along the rear and/or side of the lot, not extending beyond the front corner of the house."

5. Amend Article 5 by adding a new Section 8 – Clarification on Corner Lots, which reads as follows:

“For the purposes of interpretation of all covenants and restrictions contained in this Declaration, and all amendments thereto, and for all Rules and Regulations promulgated thereunder, as to corner lots, the sides of the house facing abutting streets are considered the front side of the house.”

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto, pursuant to and authorized by the provisions of Article 5, Section 1 of the Declaration, hereby make and file this Amendment to the Declaration, this 16th of June, 2025.

THE PINES AT LONG NECK
HOMEOWNERS' ASSOCIATION, INC.

Judy Roman
Witness

By:

[Signature]
Name

(SEAL)

Title: President

STATE OF DELAWARE

:

:

:

SS:

COUNTY OF SUSSEX

:

BE IT REMEMBERED, that on this 16th day of June, A.D., 2025
personally appeared before me, the Subscriber, A Notary Public for the State of County aforesaid
Charlotte Roman, President of The Pines at Long Neck Homeowners' Association, Inc.,
party to this Indenture, known to me personally to be such, and they acknowledged this Indenture
to be their act and deed and the act and deed of said corporation.

GIVEN under my Hand, the day and year aforesaid.

[Signature]
NOTARY PUBLIC

Print Name:

Robert A. Roman

Commission Expires:

11/13/2025



ROBERT A. ROMANI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 11-13-2025