

Tax Map Parcel ID No. 230-4.00-52.00
Deed Book: 3490 Page: 00187

PREPARED BY AND RETURN TO:

President
Southern Pointe Shores Homeowners Association
100 Isaacs Shore Drive
Slaughter Beach, DE 19963

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**THIRD AMENDMENT TO RESTRICTIONS FOR SUBDIVISION
OF LANDS OF THE ESTATE OF J. HOWARD ISAACS,
ALSO KNOWN AS SOUTHERN POINTE SHORES**

THIS THIRD AMENDMENT to the Restrictions for Subdivision of Lands of the Estate of J. Howard Isaacs, also known as Southern Pointe Shores, made this 1st day of December, 2020, is intended to amend the original Restrictions dated November 26, 2003, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 2918 at page 307, and First Amendment Restrictions of record in Deed Book 3025 page 291, and the Second Amendment Restrictions of record in Deed Book 3490 page 186.

The "Declarants" as defined in the Deed Restrictions dated the 26th day of November, 2003, are deleted and redefined as Owners and/or Members of Southern Pointe Shores Homeowners Association, and shall replace the authority of all covenants, agreements, conditions, reservations and restrictions in this document. This authority is defined in Section 1 page two as "the covenants, agreement and restrictions shall be automatically extended for successive periods of the (10) years each, unless the then owners of more than 75% of the said lots terminate them in whole or in part, by appropriate instrument duly executed and recorded" As of the date of this amendment, there is no remaining ownership interest in any lot, portion, or area, of the original owners and developers in the Subdivision of Southern Pointe Shores.

Changes and Additions:

Paragraph 7: The following shall be added:

Lot owners may not utilize their unimproved property as a campsite, storage facility or any other use that involves erection or parking of a temporary or permanent facility. Homes constructed within the guidelines of these restrictions may be used as rental properties, but rentals are restricted to once a month.

Paragraph 8: Deleted in its entirety.

Paragraph 11: Deleted in its entirety.

Paragraph 13: Paragraph is revised to

Each lot owner shall provide receptacles for garbage and will maintain an enclosed or contained area such that receptacles will be secured from the effects of wind and weather. The following shall be added to Paragraph 13:

Effective with the filing of this Third Amendment, all new propane tank installations shall be buried. Existing above ground tanks shall be either replaced with buried tanks or enclosed by a fire/heat resistant enclosure adequate to protect against pressure relief valve operation for a minimum of 2 hours, such tanks to also be adequately secured to withstand flooding and waves to the 13 ft BFE within one year, that is January 1, 2022.

All backup generators shall be equipped with automatic fuel shutoffs to ensure fuel is shutoff in the event of generator failure or high temperature within the generator cabinet. Existing generators requiring this safety measure to be retrofitted within one year, that is January 1, 2022.

Paragraph 14: "Declarants" shall be replaced by "Southern Pointe Shores Homeowners Association." Also known as "SPS HOA".

Paragraph 17: Delete in its entirety.

Paragraph 18: Delete in its entirety.

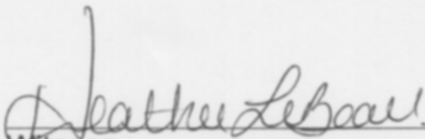
Paragraph 19: Change "Declarants" to "SPS HOA"

Paragraph 20: Delete in its entirety.

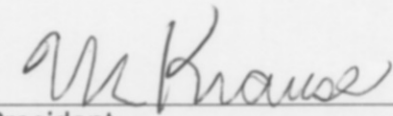
Paragraph 21: The following shall be added:

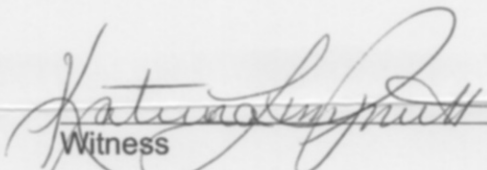
Each lot owner shall be responsible for any damage to the road, common areas, or personal property incurred by any employee, contractor, or any persons granted access by the lot owner. Such damage must be corrected or repaired within 30 days of the notice of damage presented by any lot owner or the SPS HOA.

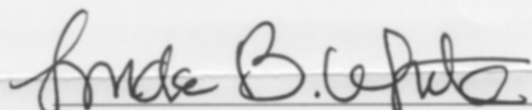
IN WITNESS WHEREOF, Declarants have hereunto executed this Declaration the day and year first above written.


Witness




President
Southern Pointe Shores HOA


Witness


Secretary
Southern Pointe Shores HOA

STATE OF DELAWARE

COUNTY OF Kent

SS

KATRINA LINN PRUITT
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 12/11/2022

BE IT REMEMBERED, that on this 21st day of December, 2020 personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, to be such, and acknowledged this instrument of writing to be their act and deed.