

Sussex County Tax Parcel Numbers:  
See attached list  
Return to:  
Lighthouse Crossing Homeowners Association, Inc.  
c/o Legum & Norman  
12000 Old Vine Blvd, Unit 114  
Lewes, DE 19958

BY-LAWS OF  
LIGHTHOUSE CROSSING HOMEOWNERS ASSOCIATION, INC.  
[Effective January 1, 2024]

ARTICLE I. NAME, MEMBERSHIP, APPLICABILITY AND DEFINITIONS.

Section 1. Name. The name of the Association shall be Lighthouse Crossing Homeowners Association, Inc.

Section 2. Membership. The Association shall have one class of membership consisting of the owners of all lots subject to the Restrictions for the Lighthouse Crossing Subdivision (said Declaration, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the Declaration).

Section 3. Definitions. The words used in these Bylaws shall have the same meaning as set forth in said Declaration, unless the context shall prohibit.

ARTICLE II ASSOCIATION: MEETINGS, QUORUM, VOTING, PROXIES

Section 1. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the members as may be designated by the Board of Directors either in Lighthouse Crossing or as convenient thereto as possible and practical.

Section 2. Regular Annual Meetings. The regular annual meeting, shall be held at a date and time as set by the Board of Directors.

Section 3. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a majority of a quorum of the Board of Directors or upon a petition signed by at least twenty-five (25%) per cent of the total votes of the Association. The notice of any special meeting shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 4. Notice of Meetings. It shall be the duty of the Secretary to mail or to cause to be delivered to the owner of record of each lot a notice of each annual or special meeting of the Association stating the purpose of the special meeting, as well as the time and place where it is to be held; if any owner wishes notice to be given at an address other than his or her residential address, or

designate an alternative form of notice such as e-mail, he or she shall have designated by notice in writing to the Secretary such other address or method of notice delivery. The mailing or delivering of a notice of meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) nor more than thirty (30) days before a meeting.

Section 5. Waiver of Notice. Waiver of notice of meeting of the members shall be deemed the equivalent of proper notice. Any member may, in writing, waive notice of any meeting of the members, either before or after such meeting. Attendance at a meeting by a member, whether in person or by proxy, shall be deemed waiver by such member of notice of the time, date, and place thereof, unless such member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted thereat unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 6. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than (30) days from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting, or if for any reason a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to members in the manner prescribed for regular meetings.

The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of the members required to constitute a quorum.

Section 7. Voting. Members of the Association shall be entitled to one vote per lot.

Section 8. Proxies. At all meetings of members, each member may vote in person, by proxy or written ballot approved by the Board. All proxies shall be in writing and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his or her lot or upon receipt of notice by the Secretary of the Board of the death or judicially declared incompetence of a member or upon the expiration of eleven (11) months from the date of the proxy. A form of proxy or written ballot may provide an opportunity to specify approval or disapproval with respect to any proposal.

Section 9. Majority of Owners. As used in these Bylaws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

Section 10. Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence in person or by proxy of one-third (1/3) of the members shall constitute a quorum at all meetings of the Association.

Section 11. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record, in a minute

book, all resolutions adopted at the meeting, as well as a record of all transactions occurring thereat.

Section 12. Action without a Meeting. Any action which may be taken by the vote of members at a regular or special meeting, except the election of Board of Directors, may be taken without a meeting as and to the extent permitted by Delaware law.

### ARTICLE III - BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS

#### A. COMPOSITION AND SELECTION.

Section 1. Governing Body: Composition. The affairs of the Association shall be governed by a Board of Directors. The Directors shall be members of the Association.

Section 2. Number of Directors. The number of Directors in the Association shall not be less than three (3) nor more than five (5) members, as the Board of Directors may from time to time determine by resolution.

Section 3. Nomination of Directors. Any member may nominate another member or a member may nominate themselves in writing, including by electronic correspondence, no more than thirty (30) days prior to or in person at the Regular Annual Meeting. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the members and to solicit votes.

Section 4. Election and Term of Office. Notwithstanding any other provision contained herein:

At the each Regular Annual Meeting of the membership all members of the Association shall have the opportunity to vote upon the election of Directors with the top vote getters being elected to serve. The term of office will be for two (2) years, though those elected may choose to serve a one (1) year term. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association.

Section 5. Removal of Directors. At any regular or special meeting of the Association duly called, any one or more of the members of the Board of Directors may be removed, with or without cause, by a majority vote of the members and a successor may then and there be elected to fill the vacancy thus created. A Director whose removal has been proposed by the members shall be given at least ten (10) days' notice of the calling of the meeting and the purpose thereof and shall be given an opportunity to be heard at the meeting. Additionally, any Director who has three (3) consecutive unexcused absences from Board meetings or who is delinquent in the payment of an assessment for more than thirty (30) days may be removed by a majority vote of the Directors at a meeting where a quorum being present.

In the event of death or resignation of a Director, his or her successor shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of the predecessor.

Section 6. Vacancies. Vacancies in the Board of Directors caused by any reason, excluding the removal of a Director by vote of the members of the Association, shall be filled by a vote of the

majority of the remaining Directors, even though less than a quorum, at any meeting of the Board. Each person so affected shall serve the unexpired portion of the vacated term.

Section 7. Voting Procedure for Directors. At such election, the members or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of these bylaws. The persons receiving the largest number of votes shall be elected. Voting for Directors shall be by secret written ballot.

#### B. MEETINGS.

Section 8. Organizational Meetings. The first meeting of the members of the Board of Directors following each annual meeting of the membership shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, at least four (4) of such meetings shall be held during each fiscal year with a least one (1) per three months. Notice of the time and place of the meeting shall be communicated to Directors not less than four (4) days prior to the meeting; provided, however, notice of a meeting need not be given to any Director who has signed a waiver of notice or a written consent to holding of the meeting.

Section 10. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President, Treasurer, or Secretary of the Association, or by any two (2) Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following methods: (a) by personal delivery; (b) by written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the Director or to a person at the Director's office who would reasonably be expected to communicate such notice promptly to the Director; or (d) by telegram, charges prepaid. All such notices shall be given or sent to the Director's address or telephone number as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, facsimile, e-mail, telephone, or telegraph shall be delivered, telephoned, or given to the telegraph company at least seventy-two (72) hours before the time set for the meeting.

Section 11. Waiver of Notice. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting of the Directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice of consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

Section 12. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting. At such adjourned meeting at which a quorum is

present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 13. Compensation. No Director shall receive any compensation from the Association for acting as such unless approved by a majority vote of the total vote of the Association at a regular or special meeting of the Association.

Section 14. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors, and the Secretary shall keep a minute book of the Board of Directors, recording therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meetings.

Section 15. Open Meetings. All meetings of the Board shall be open to all members, but members other than Directors may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

Section 16. Executive Session. The Board may, with approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

Section 17. Action without a Formal Meeting. Any action to be taken at a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all the Directors. A record of all transactions and proceedings occurring at such meetings shall be mentioned.

#### C. POWERS AND DUTIES.

Section 18. Powers. The Board of Directors shall be responsible for the affairs of the Association and shall have all the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these Bylaws directed to be done and exercised exclusively by the members.

The Board of Directors shall delegate to one of its members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the Association, if any, which might arise between meetings of the Board of Directors.

In addition to the duties impose by these Bylaws or by any resolution of the Association that may be hereafter adopted, the Board of Directors shall have the power to and be reasonable for the following, in way of explanation, but not limitation:

(a) preparation and adoption of an annual budget in which there shall be established the contribution of each owner in the common expenses;

(b) making assessments to defray the common expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the

annual assessment (unless otherwise determined by the Board of Directors, the annual assessment against the proportionate share of the common expenses shall be payable in equal monthly installments, each such installment to be due and payable in advance of the first day of each month for said month);

(c) providing for the operation, care, upkeep, and maintenance of all areas of common responsibility;

(d) maintain a Level 1 Reserve Account funded in accordance with the recommendations of the current Level 1 Reserve Study. Reserve Studies should be conducted every five (5) years or at the discretion of the Board. Disbursements shall be at the direction of the Board for the repair or replacement of Association assets to include but not be limited to, those referenced in the report;

(e) designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Association, its property, and the areas of common responsibility and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;

(f) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association;

(g) making and amending rules and regulations;

(h) opening bank accounts on behalf of the Association and designating the signatories required;

(i) making or contracting for the making of repairs, additions, and improvements to or alterations of the areas of common responsibility in accordance with the other provisions of the Declaration and these Bylaws after damage or destruction by fire or other casualty;

(j) enforcing by legal means the provisions of the Declaration, these Bylaws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the owners concerning the Association;

(k) obtaining and carrying insurance against casualties and liabilities, and paying the premium cost thereof;

(l) paying the cost of all services rendered to the Association or its members;

(l) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the owners and mortgagees, their duly authorized agents, accountants, or attorneys, during general business hours on working days at the time and in a manner that shall be set and announced by the Board of Directors for the general knowledge of the owners. All books and records shall be kept in accordance with generally accepted accounting practices.

(m) make available to any prospective purchaser of a lot, any owner of a lot, any first Mortgagee, and the Holders, Insurers, and Guarantors of a first Mortgage on any lot current copies of the

Declaration, the Articles of Incorporation, the Bylaws, and all other books, records, and financial statements of the Association; and

(n) permit utility suppliers to use portions of the Common Areas or Open Spaces reasonably necessary to the ongoing development or operation of the subdivision.

(o) imposing penalties upon lot owners for failure to comply with the restrictions or other rules and regulations of the Association.

Section 19. Accounts and Reports. The Board shall adopt sound standards of management in keeping their accounts, including, but not limited to, the following:

(a) disbursements by check shall require two (2) signatures. Cash disbursements shall be limited to amounts of Five Hundred (\$500.00) Dollars and under.

(b) cash accounts of the Association shall not be commingled with any other accounts;

(c) any financial or other interest which any Director, officer or member may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors; and

(d) commencing at the end of each fiscal year of the Association financial reports shall be prepared for the Association containing:

(i) an Income Statement reflecting all income and expense activity for the preceding accounting period;

(ii) an Account Activity Statement reflecting all receipt and disbursement activity for the preceding accounting period;

(iii) an Account Status Report reflecting the status of all accounts in an actual versus approved budget format with a Budget Report reflecting any actual or pending obligations which are in excess of budgeted amounts by an amount exceeding the operating reserves or ten (10%) per cent of a major budget category (as distinct from a specific line item in an expanded chart of accounts);

(iv) a Balance Sheet as to the last day of the Association's fiscal year and an Operating Statement for said fiscal year, which shall be distributed within ninety (90) days after the close of a fiscal year; and

(v) a Delinquency Report listing all owners who have been delinquent during the preceding accounting period in paying the annual or special assessments and who remain delinquent at the time of the report and describing the status of any action to collect such installments which remain delinquent. Any assessment not paid within thirty (30) days of the due date shall be considered to be delinquent.

Section 20. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Common Areas, Open Spaces and facilities without the approval of the members of the Association; provided, however, the Board shall obtain approval of a majority of the voting members for special assessments in the event that the proposed borrowing is for

the purpose of modifying, improving or adding amenities, and the total amount of such borrowing exceeds and would exceed twenty per cent (20%) of the budgeted gross expenses of the Association for that fiscal year.

Section 21. Rights of the Association. With respect to the Common Areas, Open Spaces or other Association responsibilities, and in accordance with the Articles of Incorporation and Bylaws of the Association, the Association shall have the right to contract with any person for the performance of various duties and functions. Such agreements shall require the consent of two-thirds (2/3) of the total votes of all Directors of the Association.

Section 22. Hearing Procedure. The Board shall not impose a penalty in excess of \$100.00 per month, suspend voting, or infringe upon any other rights of a member for violations of rules unless and until the following procedure is followed:

(a) Demand. Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying:

(i) the alleged violation;

(ii) the action required to abate the violation; and

(iii) a time period, not less than ten (10) days, during which the violation may be abated without further sanction, if such violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of a sanction after notice and hearing if the violation is not continuing.

(b) Notice. At any time within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is subsequently violated, the Board or its delegate shall serve the violator with written notice of a hearing to be held by the Covenants Committee in executive session. The notice shall contain:

(i) the nature of the alleged violation;

(ii) the time and place of the hearing, which time shall not be less than ten (10) days from the giving of notice;

(iii) an invitation to attend the hearing and produce any statement, evidence, and witness on his or her behalf; and

(iv) the proposed sanction to be imposed.

(c) Hearing. The hearing shall be held in executive session pursuant to this notice affording the member a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(d) Appeal. Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the President or Secretary of the Association within thirty (30) days after the hearing date.

Section 23. Prohibited Acts. The Board of Directors shall not take any of the following actions except with the written consent of a majority of the total votes of the Association:

(a) incurring aggregate expenditures for capital improvements to the Common Area or Open Spaces in any fiscal year in excess of twenty percent (20%) of the budgeted gross expenses of the Association for that fiscal year.

(b) paying compensation to members of the Board or to the officers of the Association for services performed in the conduct of the Association's business; provided, however, the Board may cause a Member or officer to be reimbursed for expenses incurred in the carrying on the business of the Association;

(c) levy special assessments which in the aggregate exceed fifteen percent (15%) of the budgeted gross expenses of the Association for that fiscal year;

(d) fill a vacancy on the Board created by the removal of the Director;

(e) enter into a contract with a third person wherein the third person will furnish goods or services for the Common Areas, Open Spaces or the Association for a term longer than three (3) years, pursuant to a clause allowing renewal or cancellation every twelve (12) months.

#### ARTICLE IV - OFFICERS

Section 1. Officers. The officers of the Association shall be a President, Vice President, Secretary and Treasurer. The Board of Directors may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. The President and Treasurer shall be elected from among the members of the Board of Directors.

Section 2. Election, Term of Office, and Vacancies. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the members, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 3. Removal. Any officer may be removed by the Board of Directors whenever in its judgment the best interests of the Association will be served thereby.

Section 4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board of Directors. The President shall be the chief executive officer of the Association. The Treasurer shall have primary responsibility for the

preparation of the budget as provided for herein and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

Section 5. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Agreements, Contracts, Deeds, Leases, Checks. All agreements, contracts, deeds, leases, checks and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board of Directors.

#### ARTICLE V — COMMITTEES

Section 1. General. Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall be composed as required by law and shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

Section 2. Covenants Committee. The Board of Directors shall appoint a Covenants Committee consisting of at least three (3) members. Acting in accordance with the provisions of the Declaration, these Bylaws, and the resolutions the Board may adopt, the Covenants Committee shall be the hearing tribunal of the Association.

#### ARTICLE VI — MISCELLANEOUS

Section 1. Fiscal Year. The initial fiscal year of the Association shall be set by resolution of the Board of Directors.

Section 2. Parliamentary Rules. Except as may be modified by Board resolution establishing modified procedures, Robert's Rules of Order (current edition) shall govern the conduct of the Association proceedings when not in conflict with Delaware law, the Articles of Incorporation, the Declaration, or these Bylaws.

Section 3. Conflicts. If there are conflicts or inconsistencies between the provisions of Delaware law, the Articles of Incorporation, the Declaration, and these Bylaws, the provisions of Delaware law, the Declaration, the Articles of Incorporation and the Bylaws (in that order) shall prevail.

Section 4. Books and Records.

(a) Inspection by Members. The membership register, books of account, and minutes of meeting of the members, the Board, and committees shall be made available for inspection and copying by any member of the Association or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a member at the office of the Association or at such other place as the Board shall prescribe.

- (b) Rules for Inspection. The Board shall establish reasonable rules with respect to:
- (i) notice to be given to the custodian of records by the member desiring to make the inspection;
  - (ii) hours and days of the week when such an inspection may be made; and
  - (iii) payment of the cost of reproduction copies of documents requested by a member.

(c) Inspection by Directors. Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make extracts and copies of documents at the expense of the Association.

Section 5. Notices. All notices, demands, bills, statements, or other communications under these Bylaws shall be communicated through email, subject to 100% written authorization of the members, or in writing; in which case will be deemed to have been duly given if delivered personally or if sent either registered or certified mail, return receipt requested, first class postage prepaid:

(a) if to a member, at the address which the member has designated in writing and filed with the Secretary or if no such address has been designated, at the address of the lot of such owner; or

(b) if to the Association or the Board of Directors at the principal office of the Association, if any, or at such other address as shall be designated by the notice in writing to the owners pursuant to this Section.

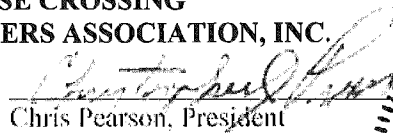
Section 6. Amendment. These Bylaws may be amended only by the affirmative vote (in person or by proxy) or written consent of members representing a majority of the total members of the Association entitled to vote.

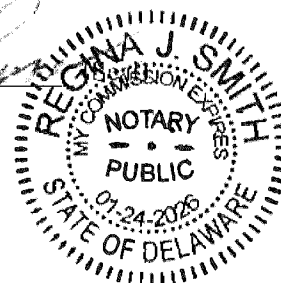
Section 7. Audit. An audit of the accounts of the Association may be made annually in the manner as the Board of Directors may decide. Upon written request of any institutional holder of a first mortgage, such holder shall be entitled to receive a copy of the annual financial statement within ninety (90) days after the end of each fiscal year.

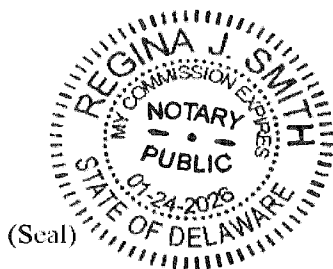
IN WITNESS WHEREOF, on this \_\_\_\_ day of February, 2024, the Lighthouse Crossing Homeowners Association, Inc. by and through the act and deed of the President and Secretary as evidenced by their hands and respective seals set forth below, have approved the foregoing *Bylaws of Lighthouse Crossing Homeowners Association, Inc.*, effective January 1, 2024.

**LIGHTHOUSE CROSSING  
HOMEOWNERS ASSOCIATION, INC.**

By:

  
Chris Pearson, President





Attest:

  
Cynthia Collins, Secretary

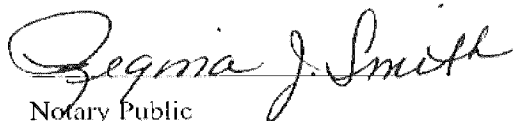
STATE OF DELAWARE )

) SS:

COUNTY OF SUSSEX )

I, Regina J. Smith, a Notary Public in and for the State of Delaware, does hereby certify that Chris Pearson known to me (or satisfactory proven) to be the persons named as the President of the Board of Directors of Lighthouse Crossing Homeowners Association, Inc., personally appeared before me in the above-referenced jurisdiction, and as President and by virtue of the authority vested in him, acknowledged the *Bylaws of Lighthouse Crossing Homeowners Association, Inc.*, to be the act and deed of the Association.

GIVEN under my hand and seal this 15 day of February, 2024.

  
Notary Public

My Commission Expires: 01/24/2026

STATE OF DELAWARE )

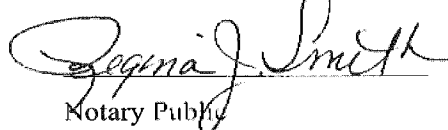
) SS:

COUNTY OF SUSSEX )

I, Regina J. Smith, a Notary Public in and for the State of Delaware, does hereby certify that Cynthia Collins known to me (or satisfactory proven) to be the person named as the Secretary of Board of Directors of Lighthouse Crossing Homeowners Association, Inc., personally appeared before me in the above-referenced jurisdiction, and as Secretary and by virtue of the authority vested in her, acknowledged the *Bylaws of Lighthouse Crossing Homeowners Association, Inc.*, to be the act and deed of the Association.

GIVEN under my hand and seal this 15 day of February, 2024.



  
Notary Public

My Commission Expires: 01/24/2026

|                  | <u>Tax Parcel Numbers</u> |                  |
|------------------|---------------------------|------------------|
| 533-17.00-152.00 | 533-17.00-486.00          | 533-17.00-510.00 |
|                  | 533-17.00-488.00          | 533-17.00-511.00 |
| 533-17.00-152.03 | 33-17.00-487.00           | 533-17.00-5      |
| 533-17.00-152.06 | 533-17.00-489.00          | 533-17.00-5      |
| 533-17.00-152.07 | 533-17.00-490.00          | 533-17.00-512.00 |
| 533-17.00-467.00 | 533-17.00-491.00          | 533-17.00-513.00 |
| 533-17.00-468.00 | 533-17.00-492.00          | 533-17.00-514.00 |
| 533-17.00-469.00 | 533-17.00-493.00          | 533-17.00-515.00 |
| 533-17.00-470.00 | 533-17.00-494.00          | 533-17.00-516.00 |
| 533-17.00-471.00 | 533-17.00-495.00          | 533-17.00-517.00 |
| 533-17.00-472.00 | 533-17.00-496.00          | 533-17.00-518.00 |
| 533-17.00-473.00 | 533-17.00-497.00          | 533-17.00-519.00 |
| 533-17.00-474.00 | 533-17.00-498.00          | 533-17.00-520.00 |
| 533-17.00-475.00 | 533-17.00-499.00          | 533-17.00-521.00 |
| 533-17.00-476.00 | 533-17.00-500.00          | 533-17.00-522.00 |
| 533-17.00-477.00 | 533-17.00-501.00          | 533-17.00-523.00 |
| 533-17.00-478.00 | 533-17.00-502.00          | 533-17.00-524.00 |
| 533-17.00-479.00 | 533-17.00-503.00          | 533-17.00-525.00 |
| 533-17.00-480.00 | 533-17.00-504.00          | 533-17.00-526.00 |
| 533-17.00-481.00 | 533-17.00-505.00          | 533-17.00-527.00 |
| 533-17.00-482.00 | 533-17.00-506.00          | 533-17.00-528.00 |
| 533-17.00-483.00 | 533-17.00-507.00          | 533-17.00-529.00 |
| 533-17.00-484.00 | 533-17.00-508.00          | 533-17.00-530.00 |
| 533-17.00-485.00 | 533-17.00-509.00          | 533-17.00-531.00 |

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| 533-17.00-533.00 | 533-17.00-558.00 | 533-17.00-583.00 |
| 533-17.00-534.00 | 533-17.00-559.00 | 533-17.00-584.00 |
| 533-17.00-535.00 | 533-17.00-560.00 | 533-17.00-585.00 |
| 533-17.00-536.00 | 533-17.00-561.00 | 533-17.00-586.00 |
| 533-17.00-537.00 | 533-17.00-562.00 | 533-17.00-587.00 |
| 533-17.00-538.00 | 533-17.00-563.00 | 533-17.00-588.00 |
| 533-17.00-539.00 | 533-17.00-564.00 | 533-17.00-589.00 |
| 533-17.00-540.00 | 533-17.00-565.00 | 533-17.00-590.00 |
| 533-17.00-541.00 | 533-17.00-566.00 | 533-17.00-591.00 |
| 533-17.00-542.00 | 533-17.00-567.00 | 533-17.00-592.00 |
| 533-17.00-543.00 | 533-17.00-568.00 | 533-17.00-593.00 |
| 533-17.00-544.00 | 533-17.00-569.00 | 533-17.00-594.00 |
| 533-17.00-545.00 | 533-17.00-570.00 | 533-17.00-595.00 |
| 533-17.00-546.00 | 533-17.00-571.00 |                  |
| 533-17.00-547.00 | 533-17.00-572.00 |                  |
| 533-17.00-548.00 | 533-17.00-573.00 |                  |
| 533-17.00-549.00 | 533-17.00-574.00 |                  |
| 533-17.00-550.00 | 533-17.00-575.00 |                  |
| 533-17.00-551.00 | 533-17.00-576.00 |                  |
| 533-17.00-552.00 | 533-17.00-577.00 |                  |
| 533-17.00-553.00 | 533-17.00-578.00 |                  |
| 533-17.00-554.00 | 533-17.00-579.00 |                  |
| 533-17.00-555.00 | 533-17.00-580.00 |                  |
| 533-17.00-556.00 | 533-17.00-581.00 |                  |
| 533-17.00-557.00 | 533-17.00-582.00 |                  |