

**CLAIRBORNE AT LEXINGTON FARMS
MAINTENANCE ASSOCIATION**

October 4, 2000

Dear Clairborne Homeowner:

Recently a committee was formed by the Maintenance Association to review the documents that govern how the Maintenance Association carries out its duties for the residents of Clairborne. This committee, called the Streamlining Committee, looked at how those governing documents (the Maintenance Agreement, the Certificate of Incorporation, and the By-Laws) work together. It also noted any areas where the documents appear vague or in conflict.

At the last quarterly meeting of the Maintenance Association, the Streamlining Committee recommended that, in order to continue to carry out the functions that Clairborne residents expect of their Maintenance Association, an amendment be made to the Maintenance Agreement. This amendment was recommended in order to bring the Maintenance Agreement into harmony with the other two governing documents.

The amendment is as follows:

To change the last line of Section 1B from "*The assessments levied by the maintenance association shall be used exclusively for the purpose of maintaining said open space*", to

"The assessments levied by the maintenance association shall be used exclusively for the purpose of maintaining and improving said open space; snowplowing of Clairborne streets; and the activities of Declarant under, and enforcement of, the Declaration of Restrictions recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware at Deed Book 1043, page 233, as amended pursuant to amendments recorded at Deed Book 2182, page 14 and Deed Book 2224, page 317, and as further amended from time-to-time."

This amendment will not raise dues in any way for Clairborne residents at this time; rather, it will allow the Maintenance Association to use existing and budgeted revenues for the above purposes. If the owners of 75% of the lots in our community approve the amendment, the amendment will not be effective unless and until it is also approved by the New Castle County Council. If 75% approval is obtained, the amendment will be submitted to the County for their approval under the County's procedures for Maintenance Declaration amendments, which requires the payment of a filing fee.

Would you please take a moment and fill out the attached amendment ballot? After filling in your name and address, simply check 'YES', that you agree with the amendment, or 'NO', that you do not approve of the amendment. Then, sign the ballot and return it in the enclosed postage-paid envelope. Please help your Maintenance Association to continue to do its job for the good of all Clairborne residents. If you have any questions about the Maintenance Association's governing documents, the proposed amendment, or any other Maintenance Association matter, please do not hesitate to call me at 836-8276. Thank you for your time and assistance in this process.

Sincerely,

Jeff Davis, President
Clairborne at Lexington Farms Maintenance Association