

AMENDED AND RESTATED NOW TITLED "THE BY-LAWS"

OF

BETHANY PROPER TOWNHOMES

(Sussex County, Delaware)

ARTICLE 1

PLAN OF UNIT OWNERSHIP

Section 1. <u>Unit Ownership</u>. The property, located in the Town of Bethany Beach, Baltimore Hundred, Sussex County, Delaware (hereinafter called the "Property"), has been submitted to the provisions of the Unit Property Act of the State of Delaware, 25 Del. C. 2201, as amended by the Declaration recorded in the Office of the Recorder of Deeds in Sussex County, Delaware, in Deed Book 1123, Page 112 and those portions of the DELAWARE UNIFORM COMMON INTEREST OWNERSHIP ACT, Title 25, CHAP. 81, (the DUCIOA) that are applicable to existing communities and shall be known as "Bethany Proper Townhomes" (hereinafter called the "Townhomes"), and as shown on the Declaration Plan recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in the Deed Book 1123, page 55. The Unit Property Act and DUCIOA are collectively referred to as "the Acts".

Section 2. Applicability of these By-Laws. The provisions of these By-Laws (formerly titled the Code of Regulations) are applicable to the Property of the Townhomes, and to the use and occupancy thereof, and supersede and replace the prior Code of Regulations and all amendments thereto. All present and future owners, mortgagees, lessees and occupants of Units and their employees, and any other personnel who may use the facilities of the Property in any manner, are subject to these By-Laws, the Declaration and the Rules and Regulations. The acceptance of a deed or transfer document or the entering into of a lease or the act of occupancy of a Unit shall conclusively establish the acceptance and ratification of these By-Laws, the Rules and Regulations and the provisions of the Declaration, as they may be amended from time to time, by the person so acquiring, leasing or occupying a Unit and shall constitute and evidence an agreement by such person to comply with the same.

Section 3. Office. The Office of the Townhomes and of the Executive Board shall be located at the Townhomes or at such other place as may be designated from time to time by the Executive Board.



ARTICLE II

Association of Owners

Section 1. Composition. All of the Owners of Units contained in the Townhomes, acting as a group in accordance with the Acts, the Declaration these By-Laws shall constitute the "Association of Owners", who shall have the responsibility of administering the Townhomes, establishing the means and methods of collecting the contributions to the Common Expenses, arranging for the management of the Townhomes, and performing all of the other acts that may be required to be performed by the Association of Owners, by the Acts and the Declaration. Except as those matters which the Acts specifically requires to be performed by the vote of the Owners of the Units, the administration of the foregoing responsibilities shall be performed by the Executive Board as more particularly set forth in ARTICLE III.

Section 2. <u>Annual Meetings</u>. The annual meetings of the Association of Owners shall be held on the first Saturday of May of each year or as soon thereafter as the Executive Board may direct. At such annual meetings, the Executive Board shall be elected by ballot of the Owners in accordance with the requirements of Article III, Section 4 of these By-Laws. The Association of Owners may transact such other business at such meetings as may properly come before them.

Section 3. <u>Place of Meetings</u>. Meetings of the Association of Owners shall be held at the principal office of the Townhomes or at such other suitable place convenient to the Owners as may be designated by the Executive Board.

Section 4. <u>Special Meetings</u>. It shall be the duty of the President to call a special meeting of the Association of Owners if so directed by resolution of the Executive Board or upon a petition signed and presented to the Secretary by Owners owning not less than 25% of the Percentage Interests of all Owners. The notice of any special meeting shall state the 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 5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting of the Owners, at least ten (10) days but not more than twenty (20) days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner of record, at such address as each Owner shall have designated by notice in writing to the Secretary. The mailing of a notice of meeting in the manner provided in this Section shall be considered service of notice.

Section 6. <u>Adjournment of Meetings</u>. If any meeting of the Association of Owners cannot be held because a quorum is not present, a majority of owners present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 7. Order of Business. The order of business at all annual meetings of the Association of Owners shall be as follows:

- a. Roll Call
- b. Proof of notice of meeting



- c. Reading of minutes of preceding meeting
- d. Reports of officers
- e. Report of the Executive Board
- f. Reports of Committees
- g. Election of inspectors of election (when so required)
- h. Election of members of the Executive Board (when so required)
- i. Unfinished business
- j. New business

Section 8. <u>Title to Units</u>. Title to Units may be taken in the name of an individual or in the names of two or more persons, as tenants in common or as joint tenants or as tenants by the entireties, or in the name of a corporation or partnership, or in the name of a fiduciary or trust.

Section 9. Voting. Only one vote shall be cast by each unit.

Section 10. <u>Proxies</u>. At any meeting at which Unit Owners are entitled to vote, a vote may be cast in person or by proxy in the manner provided by the Association. Proxies shall be valid only for the particular meeting designated therein and must be filed with the Secretary before the appointed time of the meeting.

Section 11. <u>Majority of Owners</u>. As used in these By-Laws, the term "majority of Owners" shall mean more than fifty (50) percent of the units voting whether in person or by proxy.

Section 12. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of a majority of the Owners shall constitute a quorum at all meetings of the Association of Owners.

Section 13. Conduct of Meetings. The President shall preside over all meetings of the Association of Owners and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted by the meeting as well as a record of all transactions occurring thereat. Roberts Rules of Order shall govern the conduct of all meetings of the Association of Owners when not in conflict with the Declaration, these By-Laws or the Acts.



Executive Board

Section 1. <u>Number and Qualification</u>. The affairs of the Townhomes shall be governed by the Executive Board. The Executive Board shall be composed of a maximum of nine (9) members, one from each of the eight (8) courts (Azalea, Bayberry, Cedar, Daylily, Evergreen, Forsythia, Geranium and Holly) and one member at large at the option of the Executive Board.

Section 2. Powers and Duties. The Executive Board shall have all of the powers and duties necessary for the administration of the affairs of the Townhomes and may do all such acts and things as are not by the Acts or by these By-Laws directed to be exercised and done by the Association of Owners. The Executive Board shall have the power from time to time to adopt any Rules and Regulations deemed necessary for the enjoyment of the Townhomes, provided such Rules and Regulations shall not be in conflict with the Acts or the Declaration. The Executive Board shall delegate to one of its members the authority to act on behalf of the Executive Board on all matters relating to the duties of the Managing Agent, if any, which might arise between meetings of the Executive Board. In addition to the duties imposed by these By-Laws or by any resolution of the Association of Owners that may hereafter be adopted, the Executive Board shall have the power to, and be responsible for, the following:

- a.) Preparation of an annual budget, in which there shall be established the contribution of each Owner to the Common Expenses.
- b.) Making assessments against owners to defray the costs and expenses of the Townhomes, establishing the means and methods of collecting such assessments from the Owners, and establishing the period of the installment payment of the annual assessment for Common Expenses. Unless otherwise determined by the Executive Board, the annual assessment against each Owner for his proportionate share of the Common Expenses shall be payable in quarterly installments, each such installment to be due and payable on the first day of the quarter.
- c.) Providing for the operation, care, upkeep, maintenance and supervision of all of the Common Elements and services of the Townhomes.
- d.) Designating, hiring and dismissing the personnel necessary for the maintenance operation, repair and replacement of the Common Elements, and providing services for the Property, 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, which supplies and equipment shall be deemed the common property of the Owners.
- e.) Collecting the assessments against the Owners, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to carry out the administration of the Property.
- f.) Making and amending Rules and Regulations respecting the use of the Property.
- g.) Opening of bank accounts on behalf of the Townhomes and designating the signatories required therefor.



- h.) Making, or contracting for the making of, repairs, additions, and improvements to, or alterations of, the Property and repairs to, and restoration of the Property, in accordance with the other provisions of these By-Laws, after damage or destruction by fire or other casualty.
- i.) Enforcing by legal means the provisions of the Declaration, these By-Laws and the Rules and Regulations for the use of the Property adopted by it, and bringing any proceedings which may be instituted on behalf of the Owners.
- j.) Obtaining and carrying insurance against casualties and liabilities, as provided in Article VI of these By-Laws, and paying the premium cost thereof.
- k.) Paying the cost of all services rendered to the Townhomes and not billed to Owners of individual Units.
- 1.) Keeping books with detailed accounts in chronological order of the receipts and expenditures affecting the Property, and the administration of the Townhomes, specifying the maintenance and repair expenses of the Common Elements and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the time and in the manner that shall be set and announced by the Executive Board for the general knowledge of the Owners. All books and records shall be kept in accordance with generally accepted accounting principles and practices and the same shall be audited at least once a year by an outside auditor employed by the Executive Board who shall not be a resident of the Townhomes or an owner of a Unit therein. The cost of such audit shall be a Common Expense.
- m.) Notifying the mortgagee of any Unit of any default by the Owner of such Unit whenever requested in writing by such mortgagee to send such notice.
- n.) To do such other things and acts not inconsistent with the Acts and with the
 Declaration which it may be authorized to do by a resolution of the Association of
 Owners.

Section 3. Managing Agent. The Executive Board may employ for the Townhomes a professional Managing Agent at a compensation established by the Executive Board, to perform such duties and services as the Executive Board shall authorize, including but not limited to, the duties listed in paragraphs (a),(c),(d),(e),(h),(j),(k),(l),(m) and (n) of Section 2 of this Article III. The Executive Board may delegate to the Managing Agent all of the powers granted to the Executive Board by these By-Laws other than the powers set forth in paragraphs (b),(f),(g) and (i) of Section 2 of this Article III.

Section 4. <u>Election and Term of Office</u>. At the annual or special meeting of the Association of the Owners, the Owners shall duly elect members of the Executive Board in accordance with the provisions of Article III, Section 1. The term of office for Executive Board members shall be fixed at three (3) years. No Owner of a Unit,



his/her spouse, or co-owner of the Unit may singly or in any sequence serve as a member of the Executive Board more than two (2) consecutive terms. The Executive Board shall be responsible to schedule the respective terms of office. The members of the Executive Board shall hold office until their respective successors have been elected by the Association, subject to the above limitations.

Section 5. Removal of Members of the Executive Board. At any regular or special meeting of the Association of Owners duly called, any one or more of the members of the Executive Board may be removed for cause by a majority of the Owners, and a successor may then and there be elected to fill the vacancy thus created. Any member of the Executive Board whose removal has been proposed by the Owners shall be given at least ten (10) days notice of the calling of the meeting and the purpose thereof and he shall be given an opportunity to be heard at the meeting. Additionally, the seat of any member of the Executive Board may be considered to be vacant when, for whatever reason, the member is absent from three (3) consecutive meetings or from one-half or more meetings during a twelve (12) month period. In such cases, the vacancy shall be filled by the vote of the majority of the remaining members of the Executive Board as set forth in Section 6, below.

Section 6. <u>Vacancies</u>. Vacancies in the Executive Board caused by any reason other than the removal of a member by a vote of the Association of Owners shall be filled by a vote of the majority of the remaining members of the Executive Board promptly after the occurrence of any such vacancy and each person so elected shall be a member of the Executive Board for the remainder of the term of the former member and until a successor shall be elected at the next annual meeting of the Association of Owners.

Section 7. Organization Meeting. The first meeting of the members of the Executive Board following the annual meeting of the Association of Owners shall be held within ten (10) days thereafter. At this organizational meeting the Executive Board shall elect its officers for the following year providing a majority of the whole Executive Board shall be present thereat.

Section 8. <u>Regular Meetings</u>. Regular meetings of the Executive Board may be held at such time and place as shall be determined from time to time by a majority of the members, but at least one (1) such meetings shall be held quarterly during each fiscal year. Notice of regular meetings of the Executive Board shall be given to each member, by mail or electronic means, at least ten (10) business days prior to the day named for such meeting.

Section 9. Special Meetings. Special meetings of the Executive Board may be called by the President on ten (10) business days' notice to each member, given by mail or electronic means, which notice shall state the time, place and purpose of the meeting. Special meetings of the Executive Board shall be called by the President or Secretary in like manner and on like notice on the written request of at least two (2) members.



Section 10. <u>Waiver of Notice</u>. Any member may, at any time, in writing, waive notice of any meeting of the Executive Board, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the Executive Board shall constitute a waiver of notice by him of the time and place of such meeting. If all members are present at any meeting of the Executive Board, no notice shall be required and any business may be transacted at such meeting.

Section 11. Quorum of Executive Board. At all meetings of the Executive Board, a majority of the members shall constitute a quorum for the transaction of business, and the votes of the majority of the members present at a meeting at which a quorum is present shall constitute the decision of the Executive Board.

Section 12. <u>Fidelity Bonds</u>. The Executive Board may require adequate fidelity bonds for all officers and employees of the Townhomes handling or responsible for Townhome funds. The premiums on such bonds shall constitute a Common Expense.

Section 13. <u>Compensation</u>. No member shall receive any compensation from the Townhomes for acting as such with the exception of reimbursement for expenses incurred for travel associated with attendance at scheduled meetings of the Executive Board or for reimbursement for other expenses incurred on behalf of the Association and approved by the Executive Board.

Section 14. <u>Conduct of Meetings</u>. The President or the Vice President shall preside over all meetings of the Executive Board and the Secretary shall keep a Minute Book of the Executive Board recording therein all resolutions adopted by the Executive Board and a record of all transactions and proceedings occurring at such meetings. Roberts Rules of Order shall govern the conduct of the meetings of the Executive Board when not in conflict with the Declaration, these By-Laws or the Acts.

Section 15. Liability of the Members of the Executive Board. The members of the Executive Board shall not be liable to the Owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The Owners shall indemnify and hold harmless each of the members from and against all contractual liability to others arising out of contracts made by the Executive Board on behalf of the Owners unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these By-Laws. It is intended that the members of the Executive Board shall have no personal liability with respect to any contract made by them on behalf of the Owners. It is also intended that the liability of any Owner arising out of any contract made by the Executive Board or out of the aforesaid indemnity in favor of the members of the Executive Board shall be limited to such proportion of the total liability thereunder as his Percentage Interest bears to the Percentage Interests of all of the Owners. Every agreement made by the Executive Board or by the Managing Agent on behalf of the Owners shall, if obtainable, provide that the members of the Executive Board or the Managing Agent, as the case may be, are acting



only as agents for the Owners and shall have no personal liability thereunder (except as Owners), and that each Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his Percentage Interest bears to the Percentage Interests of all Owners. The Owners shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by reason of the fact that he is or was a member of the Executive Board, against expenses including attorney's fees, judgments, fines and amounts paid in settlement incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believes to be in or not opposed to the best interests of the Owners.

ARTICLE IV

Officers

Section 1. <u>Designation</u>. The principal officers of the Townhomes shall be the President, the Vice President, the Treasurer and the Secretary, all of whom shall be elected by the Executive Board. The Executive Board may appoint an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be necessary. The President and the Vice President shall be members of the Executive Board. Any other officers may be, but shall not be required to be, members of the Executive Board.

Section 2. <u>Election of Officers</u>. The officers of the Townhomes shall be elected annually by the Executive Board at the organization meeting of each new Executive Board and shall hold office at the pleasure of the Executive Board. Any vacancy in an office shall be filled by the Executive Board at a regular meeting or special meeting called for such purpose.

Section 3. <u>Removal of Officers</u>. Upon the affirmative vote of a majority of the members of the Executive Board, any officer shall be removed for cause and his successor may be elected at any regular meeting of the Executive Board or at any special meeting of the Executive Board called for such purpose.

Section 4. <u>President</u>. The President shall be the chief executive of the Townhomes. He shall preside at all meetings of the Association of Owners and of the Executive Board. He shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized under the General Corporation Law of The State of Delaware, including, but not limited to, the power to appoint committees from among the Owners from time to time as he may in his discretion decide is appropriate to assist in the conduct of the affairs of the Townhomes.

Section 5. <u>Vice President</u>. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Executive Board shall appoint some other member of the Executive Board to act in the place of the President, on an



interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Executive Board or by the President.

Section 6. <u>Treasurer</u>. The Treasurer shall have charge of such books and papers as the Executive Board may direct; shall have the responsibility for Townhome funds and securities; shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data; shall be responsible for the deposit of all monies and other valuable effects in the name of the Executive Board or the Managing Agent, in such depositories as may from time to time be designated by the Executive Board, and-shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized under the General Corporation Law of the State of Delaware.

Section 7. <u>Secretary</u>. The Secretary shall keep the minutes of all meetings of the Association of Owners and of the Executive Board and shall have charge of such books and papers as the Executive Board may direct.

Section8. Agreements, Contracts, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Townhomes for expenditures or obligations of over \$5,000 shall be executed by any two officers of the Townhomes or by such other person or persons as may be designated by the Executive Board. All such instruments for expenditures or obligations of less than \$5,000 may be executed by any one officer of the Townhomes or by such other person as may be designated by the Executive Board.

Section 9. <u>Compensation of Officers</u>. No officer shall receive any compensation from the Townhomes for acting as such, except for reimbursements authorized in Section III, Article 13.

ARTICLE V

Operation of the Property

Section 1. Determination of Common Expenses and Assessments Against Owners.

- (a) <u>Fiscal Year</u>. The fiscal year of the Townhomes shall consist of the twelve-month period commencing on January 1 and terminating on December 31.
- (b) Preparation and Approval of Budget. Each year prior to January 1st, the Executive Board shall prepare a proposed budget for the common interest of the Townhomes. The proposed budget shall contain a line item for funding of a repair and replacement reserve. Within 30 days after adoption of the proposed budget, the Executive Board shall provide all Unit Owners a summary of the budget, including any reserve and a statement of the basis on which the reserves are calculated and funded. Simultaneously, the Executive Board shall set a date for a meeting of Unit Owners to consider ratification of the budget not less than 14 or more than 60 days after providing the summary. Unless, at that meeting, a majority of all Owners reject the budget, the budget is ratified whether or not a quorum is present at the meeting. If the proposed budget is rejected, the budget last ratified by the Unit Owners must be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Council. The budget shall constitute the basis for determining each Owner's contribution of the for the Common Expenses Townhomes.



(c) Assessment and Payment of Common Expenses. The total amount of the estimated funds required for the operation of the Property set forth in the budget for the fiscal year adopted by the Executive Board shall be assessed against each Owner in proportion to his respective Percentage Interest. The amount assessed shall be a lien against each Owner's Unit as of the first day of the fiscal year to which such budget applies. On or before the first day of each fiscal year, and the first day of each of the succeeding eleven (11) months in such fiscal year, each Owner shall be obligated to pay to the Executive Board or the Managing Agent (as determined by the Executive Board), one-twelfth (1/12th) of the assessment for such fiscal year made pursuant to the foregoing provisions; provided, however, if the Executive Board determines, assessments may be collected quarterly in which event each Owner shall be obligated to pay to the Executive Board or the Managing Agent (as determined by the Executive Board) one-fourth (1/4) of the assessment for such fiscal year on the first day of each fiscal year, and one-fourth (1/4) on the first day of the fourth, seventh and tenth months of such fiscal year. Within sixty (60) days after the end of each fiscal year, the Executive Board shall supply to all Owners an itemized accounting of the Common Expenses for such fiscal year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the budget adopted by the Executive Board for such fiscal year, and showing the net amount over or short of the actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall, if the Executive Board deems it advisable, be credited according to each Owner's Percentage Interest to the next monthly installments due from Owners under the current fiscal year's budget, until exhausted, and any net shortage shall, if the Executive Board deems it advisable, be added according to each Owner's Percentage Interest to the installments dues in the succeeding six (6) months after the rendering of the accounting.

(d) Reserves. The Executive Board shall obtain a reserve study by an independent engineering, architectural or construction contractor, or other qualified persons, not less than every 5 years to calculate the remaining useful life and estimated replacement cost for each separate system and component of the Common Elements. This study shall be maintained from year to year by the Executive Board to calculate the amount of funds required to fully fund the repair and replacement reserve to minimize the need for special assessments. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year shall be charged first against such reserves. If the reserves are inadequate for any reason, including nonpayment of any Owner's assessment, the Executive Board may at any time levy a further assessment, which shall be assessed against the Owners according to their respective Percentage Interests, and which may be payable in a lump sum or in installments as the Executive Board may determine. The Executive Board shall serve notice of any such further assessment on all Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall, unless otherwise specified in the notice, become effective with the next monthly (or quarterly, if payments are required by the Executive Board to be made quarterly) payment which is due no more than ten (10) days after the delivery or mailing of such notice of further assessment. All Owners shall be obligated to pay the adjusted monthly (or quarterly) amount or, if the additional assessment is not payable in installments, the amount of such assessment.

(e) Effect of Failure to Prepare or Adopt Budget. The failure or delay of the-Executive Board to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or



release in any manner of an Owner's obligation to pay his allocable share of the Common Expense as herein provided, whenever the same shall be determined, and in the absence of any annual budget or adjusted budget, each Owner shall continue to pay the charge at the then existing rate established for the previous fiscal period until the payment which is due more than ten (10) days after such new annual or adjust budget shall have been mailed or delivered.

(f) <u>Accounts</u>. All sums collected by the Executive Board with respect to assessments against the Owners may be co-mingled into a single fund, but shall be held for each Owner in accordance with his Percentage Interest.

Section 2. Payment of Common Expenses. All Owners shall be obligated to pay the Common Expenses assessed by the Executive Board pursuant to the provisions of Section 1 of this Article V. No Unit Owner may exempt himself from liability for this contribution toward Common Expenses by waiver of the use or enjoyment of any of the Common Elements or by abandonment of his Unit. The purchaser of a Unit shall be jointly and severally liable with the selling Owner for all unpaid assessments against the latter for his proportionate share of the Common Expenses up to the time of the conveyance, without prejudice to the purchaser's right to recover from the selling Owner the amounts paid by the purchaser therefore; provided, however, that any such purchaser shall be entitled to a statement from the Executive Board or Managing Agent setting forth the amount of the unpaid assessments against the selling Owner and such purchaser shall not be liable for, nor shall the Unit conveyed be subject to a lien for any unpaid assessments in excess of the amount therein set forth; and provided, further, that if a mortgagee of a first mortgage of record or other purchaser of a Unit obtains title to the Unit as a result of foreclosure of a first mortgage, such purchaser, its successors and assigns, shall not be liable for, and such Unit shall not be subject to a lien for the payment of Common Expenses assessed prior to the acquisition of title to such Unit by such purchaser pursuant to the foreclosure sale. Such unpaid share of Common Expenses assessed prior to the acquisition of title to such Unit by such purchaser pursuant to the foreclosure sale shall be collectible from all Owners, including the purchaser of the foreclosure sale, in proportion to their respective Percentage Interests.

Section 3. Collection of Assessments. The Executive Board shall take prompt action to collect any assessments for Common Expenses due from any Owner which remain unpaid for more than thirty (30) days from the due date for payment therefor. If any assessment is not paid on the date when due, then such assessment shall be deemed delinquent and shall, together with such interest thereon and cost of collection thereof as are hereinafter provided, continue as a lien on the Unit which shall bind such Unit in the hands of the then Owner, his heirs, personal representatives, successors and assigns. If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest at the maximum rate permissible by law per annum and that Association may bring legal action against the Owner to pay the same or may enforce or foreclose the lien against the property; and in the event a judgment is obtained, such judgment shall include interest on the assessments above provided and all costs of collection including reasonable attorney's fee of 5% together with the costs of the action.

Section 4. <u>Statement of Common Expenses</u>. The Executive Board shall promptly provide any Owner so requesting the same in writing, with a written statement of all unpaid assessments for Common Expenses due from such Owner.



Section 5. Maintenance and Repair.

- (a) By the Executive Board. The Executive Board shall be responsible for the maintenance, repair and replacement (unless necessitated by the negligence, misuse or neglect of an Owner, in which case such expense shall be charged to such Owner) of the following, the cost of which shall be charged to all Owners as a Common Expense:
 - (1) All of the Common Elements, whether located inside or outside of the Units.
- (2) All exterior walls and exterior surfaces (including the painting of the exterior surfaces of all entry decks, steps, patio decks, exterior showers and storage sheds, trash bins, entry doors and sliders, all windows and all frame chimney boxes), the roof, party walls and all other portions of the Units which contribute to the support of the Building, such as the outside walls of a building and all fixtures which are not restricted Common Elements on the exterior thereof, the boundary walls of Units, floor joists and attached ceilings, and crawl space, Unit party walls, but excluding, however, any interior walls, interior ceilings and interior floors of Units, and excluding the surfaces of all walls, floors and ceilings of a Unit.
- (3) The entire waste systems and appurtenances, all water and plumbing facilities and systems that are deemed Common Elements, including all conduits, ducts, plumbing, wiring and other facilities for the furnishing of such utility services into two or more Units, but excluding therefrom all plumbing fixtures, systems and parts thereof which are enjoyed by only a single Unit and are located solely within the boundary of an individual Unit or in or on the restricted Common Elements of said Unit; and including all catch basins and television master antenna systems located outside the specific boundaries of any Unit; the roof and all roof drainage pipes, gutters and leaders.
- (4) All incidental damage caused to any Unit by such work as may be done or caused to be done by the Executive Board in accordance therewith.
- (b) By the Owner. Except for the portions of his Unit required to be maintained, repaired and replaced by the Executive Board, each Owner shall be responsible for the maintenance, repair and replacement, at his own expense, of the front entrance door to a Unit, the patio door on the rear of the Unit and any other Unit doors. All windows, storm windows, and screens shall be a part of a Unit, except that the exterior side of all doors and windows shall be painted and caulked as general Common Elements, but otherwise the same shall be operated, maintained and replaced, if and when necessary, as part of the Unit at the expense of the Owner of said Unit. Each Owner shall also be responsible for any interior walls, interior ceiling and floors, kitchen and bathroom fixtures and equipment, refrigerator and range, lighting, heating and airconditioning unit, including the air conditioning compressor. Any chute, flue, duct, wire, conduit, plumbing system pipes, bearing wall, bearing column or any other fixture partially within and partially outside the designated boundaries of a unit, that serves only that unit, is the responsibility of the owner. Any portion of these systems that serves more than one unit is part of the Common Elements. Each Owner shall keep the interior of his Unit and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall do all redecorating which may at any time be necessary to maintain the good appearance and condition of his Unit. In addition, each Owner shall be responsible for all damages to any and all



other Units or to the Common Elements resulting from his failure to make any of the repairs required to be made by him by this Section. Each Owner shall perform his responsibility in such manner as shall not unreasonably disturb or interfere with the other Owners. Each Owner shall promptly report to the Executive Board or the Managing Agent any defect or need for repairs for which the Board is responsible. Each Owner shall have the exclusive use of the entry deck and the patio deck immediately adjacent to his Unit. The Owner shall be responsible for keeping such entry deck and patio deck in a clean and sanitary condition and free and clear of snow, ice and any accumulation of water. The Executive Board shall be responsible for the repair and replacement of the entry decks, patios, and fences or railings around the patios, the cost of which shall be a Common Expense. However, all hinges, latches, hasps, bolts, catches and other hardware on the garage door and outside shower shall be part of the Unit and maintained by the Owner.

(c) Manner of Repair and Replacement. All repairs and replacements shall be substantially similar to the original construction and installation and shall be of first-class quality. The method of approving payment vouchers for all repairs and replacements shall be determined by the Executive Board.

Section 6. Additions, Alterations or Improvements by the Executive Board. Whenever in the judgment of the Executive Board the Common Elements shall require unbudgeted additions, alterations or improvements costing in excess of. \$10,000 during any period of twelve (12) consecutive months, and the making of such additions, alterations or improvements shall have been approved by a majority of the Owners, the funds shall first be charged to the reserve account. If the unbudgeted additions, alterations or improvements cost less than \$10,000 during any twelve (12) consecutive months, the Executive Board shall proceed with such additions, alterations or improvements without approval of the Owners and such additions, alterations or improvements to the Common Elements shall constitute part of the Common Expenses and shall first be charged to the reserve account. If the reserve account is reduced below the fully funded amount required by the reserve study (Article V, Section 1(d)), the Executive Board shall increase the reserve assessment for the next fiscal year to restore the reserves to the amount required by the reserve study. Alternatively, the Executive Board may, at its discretion, propose an alternative source of funds to restore the reserves to the required level.

Section 7. Additions, Alterations or Improvements by Owners. No Owner shall make any structural additions, alteration or improvement in or to his Unit without the prior written consent thereto of the Executive Board. Pursuant to the standards established by the Executive Board, the Executive Board shall be obligated to answer any written request by an Owner for approval of a proposed structural addition, alteration or improvement in such Owner's Unit within sixty (60) days after such request. Any application to any governmental authority for a permit to make an addition, alteration or improvement in or to any Unit shall be the responsibility of the owner without, however, incurring any liability on the part of the Executive Board, or any of them, to any contractor, subcontractor or materialman on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. Any permit obtained by an Owner from any governmental authority does not constitute the consent of the Executive Board as required by this Section.



Section 8. <u>Restrictions on Use of Units</u>. Each Unit and the Common Elements shall be occupied and used in accordance with the provisions of the Declaration.

Section 9. Right of Access. An Owner shall grant a right of access to his Unit to the Executive Board or the Managing Agent, or any other person authorized by the Executive Board or the Managing Agent, or any group of the foregoing, for the purpose of making inspections or for the purpose of correcting any condition originating in his Unit and threatening another Unit or the Common Elements, or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or to correct any condition which violates the provisions of any mortgage covering another Unit, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the Owner. In case of an emergency, such right of entry shall be immediate, whether the Owner is present at the time or not.

Section 10. <u>Rules and Regulations</u>. Rules and Regulations concerning the operation and use of the Common Elements may be promulgated and amended by the Executive Board provided that such Rules and Regulations are not contrary to or inconsistent with the Acts, the Declaration or these By-Laws. Copies of the Rules and Regulations shall be furnished by the Executive Board to each Owner prior to the time when the same shall become effective.

Section 11. Electricity. Electricity shall be supplied by the public utility company serving the area directly to each Unit through separate meters and each Owner shall be required to pay the bills for electricity consumed or used in his Unit. The electricity serving the Common Elements shall be separately metered, and the Executive Board shall pay all bills for electricity consumed in such portions of the Common Elements as a Common Expense.

Section 12. Water Charges and Sewer Rents. Water and sanitary sewer services supplied by the appropriate utilities shall be billed to each Unit through separate meters and each Owner shall be required to pay bills for water consumed and sewage flow in his Unit. Water and sewer serving the Common Elements shall be separately metered, and the Executive Board shall pay all bills for water and sewer service to the Common Elements as a Common Expense.

Section 13. <u>Parking Spaces</u>. Two parking spaces (one of which shall be the garage area of the Unit) shall be for the exclusive use of the Owner of the Unit. All other parts of the Common Elements identified as parking areas in the Declaration Plan recorded simultaneously with the Declaration and these By-Laws shall be used by the Owners for self-service parking purposes on a first-come, first-serve basis. The cost of maintenance and repair of the parking areas (other than the garage area) shall be a Common Expense.



ARTICLE VI

Insurance

- Section 1. <u>Authority to Purchase</u>. Except as otherwise provided in Section 3 of this Article VI, all insurance policies relating to the Property shall be purchased by the Executive Board as trustee for the Owners of the Units and their respective mortgagees, as their interests may appear, which insurance shall be, to the extent available, at least the following:
- (a) Physical damage insurance in an amount equal to the full replacement value (i.e. 100% of "replacement cost" less any deductible amount determined by the Executive Board, in its discretion, to be appropriate if said deductible amount is not objected to by any mortgagee) of the Property exclusive of land and cost of excavation and foundation, utilizing contemporary building materials and technology, with an "agreed amount" endorsement and a "Townhome replacement cost" endorsement, without deduction or allowance for depreciation (said amount to be redetermined annually by the Executive Board with the assistance of the insurance company affording such coverage), such coverage to afford protection against at least the following:
 - (i) All risks loss;
- (ii) Flood insurance in the maximum amount available under the Federal Flood Insurance Program, up to 100% of the replacement cost of the buildings;
- (b) Comprehensive general liability insurance in such amounts and in such form as may be considered appropriate by the Executive Board (but not less than \$1,000,000 covering all clams for bodily injury or property damage arising out of one occurrence) including, but not limited to, water damage, legal liability, hired automobile, non-owned automobile and any and all other liability incident to the ownership and/or use of the Condominium project or any portion thereof;
 - (c) Medical Payments of \$5,000 per person and \$10,000 per accident;
- (d) Workers' compensation insurance to the extent necessary to comply with any applicable law;
- (e) Optional Coverage: Directors and officers liability coverage may be purchased at the option of the Executive Board on such terms and conditions as they may desire; and
- (f) Such other policies of insurance, including insurance for other risks as may be considered appropriate by the Executive Board.
- Section 2. <u>Limitations</u>. Any insurance obtained pursuant to the requirements of this Article shall be subject to the following provisions:



- (a) All policies shall be written with a company or companies licensed to do business in The State of Delaware and holding a rating of "A+" or better in Best's Insurance Guide.
- (b) Exclusive authority to negotiate losses under said policies shall be vested in the Executive Board or its authorized representative, including any trustee with whom the Executive Board or Association of Owners may enter into any Insurance Trust Agreement, or any successor trustees, each of which shall be referred to elsewhere herein as the "Insurance Trustee".
- (c) In no event shall the insurance coverage obtained and maintained pursuant to the requirements of this Article be brought into contribution with insurance purchased by the owners of the Townhome Units or their Mortgagees, as herein permitted, and any "no other insurance" or similar clause in any policy obtained by the Executive Board pursuant to the requirements of this Article shall exclude such policies from consideration.
- (d) All policies shall provide that such policies may not be cancelled or substantially modified without at least thirty (30) days' prior written notice to any and all insured named thereon, including any and all mortgagees of the Townhome Units, and shall further provide that the coverage thereof shall not be terminated for nonpayment of premiums without thirty (30) days notice to all of the insureds, including all mortgagees of the Townhome Units. Duplicate originals of the insurance policies and all endorsements thereto, together with proof of payment of the premiums shall be delivered to all Townhome Unit Owners at their request and shall be delivered to all mortgagees of Townhome Units at the times such policies are issued and at least thirty (30) days prior to the expiration of the then current policies.
- (e) That the net proceeds of such policies, if less than Five Thousand Dollars (\$5,000.00), shall be payable to the Executive Board, and if more than Five Thousand Dollars (\$5,000.00) shall be payable to the Insurance Trustee designated in Section 4 of this Article.
- (f) All policies shall contain a waiver of subrogation by the insurer as to any and all claims against the Executive Board, the Owner of the Townhome Unit and their respective agents, employees or invitees, and of any defenses based upon co-insurance or invalidity arising from the acts of the insured. Said policies cannot be cancelled, invalidated or suspended on account of any conduct of the Executive Board, the Association of Owners, the owner of any Townhome Unit, and/or their agents, employees or invitees.
- (g) All policies shall contain the standard mortgagee clause. In the event a mortgagee endorsement has been issued as to a Unit, the proceeds payable shall be held in trust for the mortgagee and the Unit Owner as their interests may appear.
- (h) All policies shall contain a cross liability endorsement under which the rights of a named insured under the policy shall not be prejudiced with respect to such insured's actions against another named insured.
- Section 3. <u>Separate Owner Insurance</u>. Each Owner shall have the right, at his own expense, to obtain additional insurance to cover those features of his unit not covered by the Association's insurance. Owner insurance shall be for his own benefit to cover his personal property, personal



liability and those building components described in Article V, Section 5b as the responsibility of the owner. No Owner, however, shall be entitled to exercise his right to acquire or maintain such additional insurance coverage so as to decrease the amount which the Executive Board, on behalf of all Owners, may realize under any insurance policy which it may have in force on the Property at any particular time or to cause any insurance coverage maintained by the Executive Board to be brought into contribution with such additional insurance coverage obtained by the Owner, and provided further that all such additional policies shall contain waivers of subrogation.

Section 4. Insurance Trustee.

- (a) The Executive Board shall have the right to designate any bank, trust company, savings and loan association, building loan association, insurance company, or any institutional lender as the Insurance Trustee, and all parties beneficially interested in such insurance coverage shall be bound thereby. The Insurance Trustee at the time of the deposit of such policies and endorsements shall acknowledge that the policies and any proceeds thereof will be held in accordance with the terms of these By-Laws.
- (b) The Insurance Trustee shall not be liable for payment of premiums, the renewal of the policies, the sufficiency of coverage, the form or contents of the policies, the correctness of any amounts received by it on account of the proceeds of any insurance policies, nor for the failure to collect any insurance proceeds. The sole duty of the Insurance Trustee shall be to receive such proceeds as are paid to it and to hold the same in trust for the purposes elsewhere stated in these By-Laws, for the benefit of the Owners of the Units and their respective mortgagees.
- Section 5. Executive Board as Agent. The Executive Board is hereby irrevocably appointed the agent for each Owner of a Unit and for each mortgagee of a Unit and for each owner of any other interest in the Property to adjust all claims arising under insurance policies purchased by the Executive Board and to execute and deliver releases upon the payment of claims.
- Section 6. <u>Premiums</u>. Premiums upon all insurance policies purchased by the Executive Board shall be deemed to be a Common Expense.



Repair and Reconstruction after Fire or Other Casualty

Section 1. When Repair and Reconstruction Are Required. In the event of damage to or destruction of all or any of the buildings as a result of fire, or other casualty (unless there is substantially total destruction of one or more of the buildings or if seventy-five percent (75%) of the Owners affected by such destruction or damage duly resolve, at a meeting called within 90 days after the occurrence of the casualty, not to proceed with repair or restoration), the Executive Board shall arrange for and supervise the prompt repair and restoration of the buildings (including any damaged Units, but not including any other furniture, furnishings, fixtures or equipment installed by the Owner of the Unit).

Section 2. Procedure for Reconstruction and Repair.

- (a) Cost Estimates. Immediately after a fire or other casualty causing damage to any building, the Executive Board shall obtain reliable and detailed estimates of the cost of repairing and restoring the building (including an damaged Units, and any floor coverings and kitchen and bathroom fixtures initially installed by the Developer, but not including any other furniture, furnishings, fixtures or equipment installed by the Owner in the Unit to a condition as good as that existing before such casualty. Such costs may also include professional fees and premiums for such bonds as the Executive Board determines to be necessary.
- (b) <u>Assessments</u>. If the proceeds of insurance are not sufficient to defray the said estimated costs of reconstruction and repair as determined by the Executive Board, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against the Owners directly affected by the damage or destruction, in proportion to their respective Percentage Interests, in sufficient amounts to provide payment of such costs.
- (c) <u>Plans and Specifications</u>. Any such reconstruction or repair shall be substantially in accordance with the plans and specifications under which the Property was originally constructed.
- (d) Encroachments. Encroachments upon or in favor of Units which may be created as a result of such reconstruction or repair shall not constitute a claim or basis for any proceeding or action by the owner upon whose property such encroachments exists, provided that such reconstruction is substantially in accordance with the Declaration Plan under which the Property was originally constructed. Such encroachments shall be allowed to continue in existence for so long as the reconstructed building shall stand.

Section 3. Disbursements of Construction Funds.

(a) Construction Fund. The net proceeds of insurance collected on account of a casualty and the funds collected by the Executive Board from assessments against Owners on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the manner set forth in this Section. If the net proceeds of insurance collected on account of a casualty exceed Five Thousand Dollars (\$5,000.00), then the



funds collected by the Executive Board from assessments against the Owners shall be deposited by the Executive Board with the Insurance Trustee, and the entire construction fund shall be disbursed by the Insurance Trustee; otherwise, the construction fund shall be held and disbursed by the Executive Board.

- (b) Method of Disbursement. The construction fund shall be paid by the Executive Board or the Insurance Trustee, as the case may be, in appropriate progress payments, to such contractors, suppliers and personnel engaged in performing the work or supplying materials or services for the repair and reconstruction of the building as are designated by the Executive Board.
- (c) <u>Surplus</u>. It shall be presumed that the first monies disbursed in payment of the cost of reconstruction and repair shall be from insurance proceeds, and if there is a balance in the construction fund after the payment of all of the costs of the reconstruction and repair for which the fund is established, such balance shall be distributed jointly to the fund; provided, however, that the part of a distribution to a beneficial owner which is not in excess of assessments paid by the Owner into the construction fund shall not be made payable to any mortgagee.
- (d) <u>Common Elements</u>. When damage is to both Common Elements and Units, the insurance proceeds shall be applied first to the cost of repairing the Common Elements and the balance of the cost of repairing the Units in the shares set forth above.
- (e) <u>Certificate</u>. The Insurance Trustee shall be entitled to rely upon a certificate executed by the President or Vice President, and the Secretary of the Townhomes, certifying (i) whether the damaged Property is required to be reconstructed and repaired; (ii) the name of the payee and the amount to be paid with respect to disbursements from any construction fund held by it or whether surplus funds to be distributed are less than the assessments paid by the Owners; and (iii) all other matters concerning the holding and disbursing of any construction fund held by it. Any such certificate shall be delivered to the Insurance Trustee promptly after request.
- Section 4. When Reconstruction Is Not Required. If there is substantially total destruction of one or more of the buildings, or if seventy-five percent (75%) of the Owners directly affected by the damage or destruction duly resolve, at a meeting called within ninety (90) days after the occurrence of the casualty, not to proceed with repair or reconstruction, then and in that event, the salvage value of the property or of the substantially destroyed building or bindings, shall be subject to a suit for partition at the suit of any Owner directly affected by such destruction or damage, in which event the net proceeds of the sale, together with the proceeds of insurance policies held by the Executive Board, shall be considered as one fund and shall be divided among the Owners directly affected by such destruction or damage in proportion with the Percentage Interests after discharging out of the respective shares of such owners to the extent sufficient for the purposes all liens against the Units of such Owners.



Sales, Leases and Alienation of Units

Section 1. No Severance of Ownership. No owner shall execute any deed, lease, mortgage or other instrument conveying or mortgaging the title to his Unit without including therein the undivided interest of such Unit in the Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, lease mortgage or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the interest in the Common Elements of any Unit may be sold, leased, transferred, given, devised or otherwise disposed of, except as part of a sale, lease, transfer, gift, devise or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, lease, transfer, gift, devise or other disposition of such part of the interests in the Common Elements of all Units.

Section 2. <u>Payment of Assessments</u>. No Owner shall be permitted to convey, mortgage, hypothecate, sell, lease, give, or devise his Unit unless and until he (or his personal representative) shall have paid in full to the Council all unpaid Common Expenses theretofore assessed by the Executive Board against his Unit and payable prior to the date of conveyance, except permitted mortgagees.

ARTICLE IX

Mortgages

Section 1. <u>Notice of Unpaid Assessments for Common Expenses</u>. The Executive Board, whenever so requested in writing by a mortgagee of a Unit, shall promptly report any then unpaid assessments for Common Expenses due from, or any other default by, the Owner of the mortgaged Unit,

Section 2. <u>Notice of Default</u>. The Executive Board, when giving notice to an Owner of a default in paying an assessment for Common Expenses or any other default, shall send a copy of such notice to each holder of a mortgage covering such Owner's Unit whose name and address has theretofore been furnished to the Executive Board.

ARTICLE X

Compliance and Default



Section 1. <u>Relief</u>. Each Owner of a Unit shall be governed by, and shall comply with, all of the terms of the Declaration, these By-Laws, and the Rules and Regulations, and any amendments of the same. A default by an Owner shall entitle the association of Owners, acting through its Executive Board or through the Managing Agent, to the following relief:

- (a) <u>Legal Proceedings</u>. Failure to comply with any of the terms of the Declaration, these By-Laws, and the Rules and Regulations shall be grounds for relief which may include, without limiting the same, an action to recover any sums due for money damages, injunctive relief, foreclosure of the lien for payment of all assessments, any other relief provided for in these By-Laws, or any combination thereof, and any other relief afforded by a court of competent jurisdiction, all of which relief may be sought by the Association of Owners, the Executive Board, the Managing Agent, or, if appropriate, by any aggrieved Owner.
- (b) Additional Liability. Each Owner shall be liable for the expense of all maintenance, repair, or replacement rendered necessary by his act, neglect or carelessness, or the act, neglect or carelessness of any member of his family or his employees, agents or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Executive Board. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of any Unit or its appurtenances. Nothing contained herein, however, shall be construed as modifying any waiver by any insurance company of its rights of subrogation.
- (c) <u>Costs and Attorney's Fees</u>. In any proceeding arising out of any alleged default by an Owner, the prevailing party shall be entitled to recover the costs of the proceeding, and such reasonable attorney's fees as my be determined by the court.
- (d) No Waiver of Rights. The failure of the Association of Owners, the Executive Board or of an Owner to enforce any right, provision, covenant, or condition which may be granted by the Declaration, these By-Laws or the Rules and Regulations shall not constitute a waiver of the right of the Association of Owners, the Executive Board or the Owner to enforce such right, provisions, covenant or condition in the future. All rights, remedies and privileges granted to the Association of Owners, the Executive Board or any Owner pursuant to any term, provision, covenant or condition of the Declaration, these By-Laws or Rules and Regulations shall be deemed to be cumulative, and the exercise of any one or more thereof shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such privileges as may be granted to such party by the Declaration, these By-Laws or the Rules and Regulations, or at law or in equity.
- (e) <u>Interest</u>. In the event of a default by any Owner in paying any Common Expenses or other sum assessed against him which continues for a period in excess of thirty (30) days, such Owner shall be obligated to pay interest on the amounts due at the rate of eighteen (18) percent per annum from the due date thereof.
- (f) Abatement and Enjoinment of Violations by Owners. The violation of any rule or regulation adopted by the Executive Board or the breach of any regulation contained herein, or the breach of any provision of the Declaration, shall give the Executive Board the right, in addition to any other rights pursuant to law or set forth in these By-Laws: (i) to enter the Unit in



which, or as to which, such violation or breach exists and summarily to abate and remove, at the expense of the defaulting Owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provision hereof, and the Executive Board shall not thereby be deemed guilty in any manner of trespass; or (ii) to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

Section 2. Lien for Contributions.

- (a) The total annual contribution of each Owner for the Common Expenses pursuant to Article V, Section 1, of these By-Laws is hereby declared to be a lien levied against the Unit of such Owner, which lien shall be effective as of the first day of each fiscal year of the Townhouses. The Executive Board or the Managing Agent may file or record such other or further notice of lien, or such other or further document as may be required by the then laws of The State of Delaware to confirm the establishment of such lien.
- (b) In any case where an assessment against an Owner is payable in installments, upon a default by such Owner in the payment of any single installment, which continues for thirty (30) days after written notice of such default has been sent to the Owner, the maturity of the remaining total of the unpaid installments of such assessments may be accelerated, at the option of the Executive Board, and the then balance owing may be declared due and payable in full by the service of notice to such effect upon the defaulting Owner by the Executive Board or the Managing Agent.
- (c) The lien for contribution may be foreclosed in the manner provided by the laws of The State of Delaware by suit brought in the name of the Executive Board, or the Managing Agent, acting on behalf of the Association of Owners. During the pendency of such suit the Owner shall be required to pay a reasonable rental for the Unit for any period prior to sale pursuant to any judgment or order of any court having jurisdiction over such sale. The plaintiff in such proceeding shall have the right to the appointment of a receiver, if available under the then laws of The State of Delaware.
- (d) Suit to recover a money judgment for unpaid contributions shall be maintainable without foreclosing on waiving the lien securing the same, and foreclosure shall be maintainable notwithstanding the pendency of any suit to recover a money judgment.
- (e) The lien for contributions shall be subordinate to liens of any first mortgagee and liens of the lessee of any lease between the Owner and the Developer for the lease of that Owner's percentage interest in the land.

ARTICLE XI

Miscellaneous

Section 1. <u>Notices</u>. All notices, demands, bills, statements, or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if



delivered personally or if sent by registered or certified mail, return receipt requested, first-class postage prepaid, (i) if to an Owner at the address which the Owner shall designate in writing and file with the Secretary, or if no such address is designated, at the address of the Unit of such Owner, or (ii) if to the Association of Owners, the Executive Board or the Managing Agent, at the principle office of the Managing Agent or at such other address as shall be designated by notice in writing to the Owners pursuant to this Section.

- Section 2. <u>Invalidity</u>. The invalidity of any part of these By- Laws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these By-Laws.
- Section 3. <u>Captions</u>. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope these By-Laws or the intent of any provision thereof.
- Section 4. Gender. The use of the masculine gender in these By-Laws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires.

ARTICLE XII

Amendments to the By-Laws

- Section 1. <u>Amendments</u>. Except as otherwise provide hereinabove or hereinbelow, these By-Laws may be modified or amended either (a) by a vote of a majority of the owners at any regular or special meeting, provided that notice of the proposed amendment shall have been given to each Owner at least twenty (20 calendar days in advance of such meeting, or (b) pursuant to a written instrument duly executed by a majority of the Owners
- Section 2. <u>Recording</u>. A modification or amendment of these By-Laws shall become effective only if such modification or amendment is recorded in the land records of Sussex County, Delaware.
- Section 3. <u>Conflicts</u>. No modification or amendment of these By-Laws may be adopted which shall be inconsistent with the provision of the Acts. A modification or amendment once adopted and recorded as provided for herein shall then constitute part of the official By-Laws of the Townhomes, and all Owners shall be bound to abide by such modification or amendments.
- Section 4. Approval of Mortgagees. These By-Laws contain provisions concerning various rights, priorities, remedies, and interests of the mortgagees of Units. Such provisions herein are to be construed as covenants for the protection of the mortgagees on which they may rely in making loans secured by mortgages on the Units. Accordingly, no amendment or modification of these By-Laws impairing or affecting such rights, priorities remedies or interests of a mortgagee shall be adopted without the prior written consent of such mortgagee. If there are more than one mortgagee holding mortgages on the Units, it shall be sufficient to obtain the





written consent of the mortgagee or mortgagees holding mortgages on more than fifty (50) percent of the Units encumbered by mortgages.

THIS DOCUMENT HAS BEEN ALTERED FROM THE ORIGINAL, DATED 6/19/82 BY THE INCLUSION OF SIX (6) SUBSEQUENT AMENDMENTS: 7/30/82,5/15/88,9/27/90,2/5/94,5/7/2005,5/5/2007



34471

EK: 3839 FG: 194

TAX MAP NO. 1-34 17:07 166:00 Prepared by and Return to: Ellen J. Feinberg, Esquire Smith Feinberg McCartney & Berl, LLP 18327 Coastal Highway Lewes, Delaware 19958

FIRST AMENDMENT TO AMENDED AND RESTATED NOW TITLED "THE BY-LAWS" OF BETHANY PROPER TOWNHOMES

THIS FIRST AMENDMENT to the Amended and Restated "By-Laws" of BETHANY PROPER TOWNHOMES is made this 27th day of Screenist.

2010, by the Association of Owners of Bethany Proper Townhomes, together with the consent of a majority of unit owners of Bethany Proper Townhomes, pursuant to Article XII, Section 1 of the Amended and Restated Now Titled "The By-Laws" of Bethany Proper Townhomes dated Sert 27. 2010, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 3833, Page 169. et seq.

Pursuant to Article XII. Section 1 of the Amended and Restated Now Titled "By-Laws" of Bethany Proper Townhomes, the Following First Amendment to the aforesaid "By-Laws" was adopted by the affirmative vote of a majority of unit owners of Bethany Proper Townhomes by written instrument duly executed by a majority of unit owners. Said ballots are attached hereto collectively as Exhibit "A" and incorporated herein by reference.

- Article VII, Section 2(b) is hereby amended by deleting the words "directly affected by the damage or destruction" in line five (5) of this section.
- Article VI, Section 2(a) is hereby amended by deleting the "+" in line two
 of this section.

IN WITNESS WHEREOF, pursuant to Article XII, Section 1 of the Amended and Restated Now Titled "The By-Laws" of Bethany Proper Townhomes of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 3833. Page [125] and pursuant to the affirmative vote of a majority of unit owners.



BK: 3839 PG: 195

BETHANY PROPER TOWNHOMES hereby makes and files this First Amendment to Amended and Restated Now Titled "The By-Laws" of Bethany Proper Townhomes

BETHANY PROPER TOWNHOMES

By:

RESIDENT

R.

_(SEAL)

STATE OF DELAWARE

: 55.

COUNTY OF SUBSEX

GIVEN under my hand and seal of Office, the day and year aforesaid.

JODI L. THOMPSON NOTARY PUBLIC STATE OF DELAWARE

Му соттівают вирігая Мау 22, 2012



BK: 3839 PG: 196

Bethany Proper Fewerhomes Owner's Association Hallor for Changes to the BPTHOA By laws

The Board of Digeriors of the Bedinin Proper Louisbanne Owners's Association for minority on a manufacture to the Philades that were approved by a majority of the Owners or the festival Meeting held on May 1, 2010. These we described below.

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The Heart of Detection recommend deletion of the words "absorting/ferror by the damage or forms tree on the quoted section above

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Note: At least one owner most sign this balls.

Photo return your completed balls to August 1, 34(f to: Ten Hill, Senior Property Manager, Wilgon Associates, P.O. Boy 306, Belliany Reach, DE 19930

Berhany Proper Townhornes Owner's Association

Ballot for Charges to the BPTHOA By draws

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Opposed to the change proposed In favor of the change proposed

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In favor of the change proposed

Opposed to the change proposed

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Note: At heart care the pay must sign that ballet

197



BK: 3839 PG:

Bethany Proper Townbonnes Owner's Association

Ballot for Changes to the BPTHOA By-lawy MM 2 ti 70%

The Board of Direction of the Babbana, Francis Freehouse, Osmoo's Konsections of Stancis's Konsections of Stancis of the Babbana that were approved by a templatify of the Deacon of the Station Wherling hadd-on May 1, 2018. The west to be set of board of Stancis

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In favor of the change proposed

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In favor of the change proposed

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SECOME: Aboute Orlinoistant), Settler 2 d. autorium, Subject and annound of High Society and Comments of High Society and Comments of Section 2 d. Society of Orlinoist and Autorium and Section 2 d. Society of Orlinoist and Autorium and Comments of Section 2 d. Society of Orlinoist and Autorium and Comments of Section 2 d. Society of Orlinoist and Section 2 d. Society of O Opposed to the change proposed

Constitution makes Theory & Date (Superior Telegrapes Opposed to the change proposed (Protries) 155 527

Bethurs Project Lowelhouses Chemen's Association

Ballot for Charges to the BPTH(A) By laws

The Board of Newton of the Burken, Frique 5 on shower 6 to see a transfer of the Second of the Secon

Commence and Depths, Infrareques III (Authorization on marks: Using a second of imprint a pro-(O) were to define the sub-constant to our Albertonian test and depths as refer to mark the Authorization in a definition of the albertonian processes are marked as the property of the Authorization of Constant to an are the processes of the sub-depths are marked as the processes of the Post and constant to the area of future).

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In favor of the change proposed . Sather Com-

Opposed to the change proposed

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la favor of the change proposed - Anima die

Opposed to the change proposed

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BK: 3839 PG: 198

Bethany Proper Fourthornes Owner's Association

The Resed of Hereries of the Helban, Busper Toughtones the ner's Association Ballot for Changes to the BPTHOA By-laws. JUL 9 ft 29W

to command the assemblances to the By-lane, that were appropriately a majority of the Downess the formed Montag held on May 1, 2010. Then we described below

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Opposed to the change proposed In favor of the change proposed

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Note: At least one passer must sign this haller. Constitution of the State Organism And States n. 2 1 10

Photo results your completed balls by August 1, 2446 to. The Hall, Senting Property Manager, Wilgon Associates, P.O. Roy 300, Selbany Beach, DE 19936

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws

The Board of Ripertons of the Herbany Proper Townshouse Chapter's Americans becomes the associations in the fig. have then were approved by a registering that Chapter at the board Merring body on May 1, 2010. Then this discrete below

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Opposed to the change proposed In favor of the change proposed

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In favor of the change proposed

Constitution of the detail of the Constitution of the trades and the Till 5 Top filly of Opposed to the change proposed Pursuit des la steel Objete for fits

Nate: At least one sweet must age this build. Tertt ma

Phase return your completed balled to August 3, 2516 jp. Tim Hill, Sector Property Manager. Wilgus Associates, P.O. Box 309, Bething Reach, DE 19930

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BK: 3839 PG 199

Bethany Proper Townhornes Owner's Association

Ballot for Changes to the RPTHOA By-laws 1 600

The Board of December of the Budway Proper Considerate Chance vibrations for terminosid to a suscephosite to the Highway that were approved by a majority of the chances of the Animal Manting half on New 1, 2018. These are few that School.

FIGURE 1 (Incl.) VILLEGEN and Extracting the after the set of the Constitute which is desirable to a constitute of the contraction of the contract

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Opposed to the change proposed In favor of the change proposed ×

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Opposed to the change proposed In favor of the change proposed

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Pleafe return oner completed faller to August 1, 2018 to 18th Hill. Senter Property Manager, Walgire Amortasten, P.O. Box 389, Nathuny Beach, DE 19930

Bethany Proper Townbonney Owner's Alsociation

Ballot for Changes to the BPTHOA By Jawa

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In favor of the change proposed

Opposed to the change proposed

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The Board of Departure prompting of Experience for an extension person. All parties on equal to a company of the control of th

in favor of the change proposed

Opposed to the change proposed

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Pitras esterit yanı casşirini taska bı Augus I, İstili v. Tim Hill, Savanı Surpady Monager Wilgus Associates, P.O. Roy 200, Bathary Basch, DF 19330



BK: 3839 FG: 200

Hethany Proper Townhomes Owner's Association
(JU) 00 20 oc

Ballot for Changes to the BPTHOA By laws

The Board of Directors of the Reduces Proper Tomahaters Chapter's Associates American by the Chapter of the Reduces Proper Tomahaters Chapter's Associates American Medical May 1, 2016. These that were approved by a majority of the Owner; or the American Medical May 1, 2016. These territorished below

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed

Inthonormation 332A Foosy THIA ST

m ducy 9, 2010

Piezes ettern seer templeted hallse he August 1, 2014 to The Hill Section Properly Memager, Wilgias Associates, P.O. Box 309, Rething Resch, DF 19930 Note: At least one owner must sign this helps

Rethany Proper Townhomes Owner's Association Mtl. 8 9 34

Ballot for Changes to the BPTHOA IIs, laws

The Board of Disection of the Delbany Proper Los aboves theory's Associates the strendbases in the Dylang that were approved by a registry of the Owners of the formed Mariling hald on May 1, 2010. These was described below.

High control de de del control este de control de securitarion rente. Nels principal de accident de control de control de securitarion de securitarion de descripción de descripción de descripción de descripción de descripción de descripción de control d Committee and Report Subscribe to Assertance and Assertance of the Bob process. FIRST Article VII Meyer and Recommunities ofter Fine in Albert anisalty Summer (Planches La-

The Board of Emparem recommend defector of the worth. Absorb affected by the distription

In favor of the change proposed (Jan.)

Opposed to the change proposed

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or file of a famous more of parties. The Bourfort Districts photocol changing this section to treat. All publicate these is easily to
In favor of the change proposed

Opposed to the change proposed

The there are the 308-A Baylanny The Robert Work house Gunt

Note: At least and for maximum rape that below, then 12 7 2010 (400 mg/s)

Pirest return over remplated below by August 1, 2016 to Tim Mill. Sentor Property Manager. William Associates, P.O. Rox 300, Bethory Beach, DE 19930.

BK: 3839 F'Gz 201

Berlany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By hows

The Road of Diseases of the Rolling Proper Commissions Chapter's Association Commissions (In the Commission of the Rolling State of the Association States) and the States of the Commission of

FIRST. And to Vital Equations and Descriptions with Execute Other Compilers with the American Advantage of the American American Advantage of the American
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Opposed to the change proposed In favor of the change proposed

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In favor of the change proposed

Opposed to the change proposed

Committee and by the Lotte Cattingane turnmenting 3. 6 @ FATEL CATE C. Burney G. D. J. Carp Symuel St. Son J. C.

Pitras returns our complement authorite, August 1, 2018 for Time Mill, Station Brighasty Manager, Million Associates, P.O. Box 209, Subharry Manach, OR 19938 Nate: At least one number most sign this ballot 118/12 mil

In favor of the change proposed

Opposed to the change proposed

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For Dead of Exercises program obsequence that per the second country of the Person on the December of the country of the Count

In favor of the change proposed

Opposed to the change proposed

Commentation and Confee Bory Comment But Bery

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Betlany Proper Townhomes Gwner's Association

Ballot for Changes to the BPTHOA By Janua or of

For Board of Brassland of Brassland of Reflects Troper Complexics Figure 1 American brassland from meadlesses in the Brassland were approved by a majority of the December 1 American Marting held to May 1, 1949. The meadless has been body.

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BK: 3839 F'G: 202

Bethany Proper Towelbomes Owner's Association

Ballot for Changes to the BPHIOA By-laws. 'JIJI | 0.9 2000

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Opposed to the change proposed In favor of the change proposed 'n

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In favor of the change proposed

Opposed to the change proposed

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Neite. At fesst one aware must rige this ballet.

Please return your completed halter by August 1, 10th to: Tim Hill, Setton Property Manager Wilgus Associates, P.D. Boy 369, Bathany Basch, DE 1923).

Bethary Proper Townhomes Owner's Assistation

Ballot for Changes to the BFIHOA By laxget 0.9 70%

The Board of Secretary of his Sections of the Sections Proper Considerance On new Considerance in the Section of the Sections of the considerance in the Section of the Section of the Conservation of the Con

Representation and Scipics Submarker (E. J. Agramman and see a table 1). The province of statement and and influence of the control of the co \$1000. Apply VILB per and Representation after the or Hier Country Section Of Interference

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In favor of the change proposed

Opposed to the change proposed

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to the discharge and beauty The Board of Francisco prospers charging this because in scale. All points in Adulf to entire configurations are employed from an indicated with descripts in the facility of following a configuration of the indicated field of features and deciding a configuration of the indicated field.

In favor of the change proposed

Opposed to the change proposed

Consequence of San Andrews And the - Salar 6.2010 Little House 1's

Vote: At least one council most sign this ballot

Photo return som rempletet halled by August 1, 2010 for Tim Hill. Senior Property Manager Wilgue Associates, P.O. Box 305 Bettuny Reach, DE 19930



BK: 3839 FG: 203

Bethany Proper Townhomes Owner's Association

Ballet for Changes to the BITTIOA By Jave J. B. 20 200

The Board of Desertors of the Helsing Proper Transformer Chance's Association free embeddesses to the Di Jane that were approved by a neighbory of the distance of the Amount Morning held as May 1, 2018. However, included below.

FIRST. Article of the Comment of the content that after the content of the conten

For Record of Data from incremental disjection of the security Selectify objected by the attention on continuous continuous surprises, above.

Opposed to the change proposed in favor of the change proposed

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Commission Bless Thorse Bosson & Holise tratamendom 2000 tophern Ct DI \$1.15 and (Fighter)

Opposed to the change proposed

Please setting your completed ballet by August 1, 2015 to: The 1916, Sentior Property Manager. Wilgres Association, P.O. Box 269, Rethrey Reach, DE (1923)

North Addison one owner ment ogenhit helfel

Bethany Proper Townhounes Owner's Assertation

Ballot for Changes to the BPTHOA By Juny

The Board of Burycon of the Highert Project For phonon the new yearing through the exercise with the first the bury that were applied the energiates of the Province of the Annual Macrony hadron May 1, 2018. The way Annual Section

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The Sent of Discourse representations of the months december of the and in the change of the company of the com

In favor of the change proposed (do.) No.

Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed

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Write. Mr forest one owner wear sign than halfag.

Plante istem (een insplinted balled by August 1, 1816 in The SHIL Senior Emperis Manager Milgres Autoristan, F.O. Box 1995, Reftlery Respir, DF 19930

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BK: 3839 FG: 204

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA Hy lawn JUL 16 7010

The Board of Directors of the Britains Proper Townboards theory's Association recommend two searchments in the Britains that were approved by a majority of the Diversor at the Associal Meeting Ends on May 1, 2010. These was described below.

FIRST Agency VI (Regain and Excessive often for on Other Constitution of Section (Constitution and Regain), Subject and Excessive of Section (Constitution and Regain), Subject and Self-American output of the section of Section (Constitution of Section of Section (Constitution of Section of Sectio

Her Board of Departure reconnected deferious of the worth short the spherical by the damage of decreases in the special section, where

Opposed to the change proposed In favor of the change proposed ×

NRCOMB: Ancie Vi (Instrume), Servina 5 (Instrume), Softweeter to one could be for probable accompany or company or company of the distribution of the Some of (Astronomy and Indian or content of the Some of (Astronomy and Indian or content of the content of the Some of (Astronomy and Indian or content of the content of the Some of (Astronomy and Indian or content of the content of the Some of (Astronomy and Indian).

Personal and JOHN STEASOND STEASON THE MAKE WITH SOFB PRAISE COMET Opposed to the change proposed in favor of the change proposed the Hill In

Note: At least our amperiment ugs this bullet 01/01/t me

Phrase seture, year completed hallot by Augent 1, 2010 to: Tim Will, Sentor Property Manager, Wilgue Associates, P.O. Box 309, Bathany Beach, DE 19930

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws JH 0.9.20

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Her Beard of Diversion recommend deletions of the worth "diversity offered to the diverse or common or the govern section, always.

Opposed to the change proposed

NACONDS Assembly (characters) Sentent 2 (Lamanuman), Mahambara (ch. 1900), the control of the co

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Opposed to the change proposed

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Plant extensions considered belief by August I. 2010 no. Tim Hill. Senior Property Manager. Willyon Assentables, P.O. Box 200, Balthamy Bearch, DE 19930

In favor of the change proposed

In favor of the change proposed

Construction of Construction of the Constructi Don Luky Exters



BK: 3839 PG: 205

Bethany Proper Townhomes Owner's Association

Rallot for Changes to the BPTHOA By Jaws via 16 7010

The Board of Directors of the Bothess Proper Commissions Orders's Automatics for measurements for the Bylancia but were approved by a majority of the Potacra of the Commiss Meeting held on May 1, 2018. Then are described from:

FIRST. Applies of Experiment American (the Constitution of the Fine of Other Family). Such as a filterable parameter from the Figure 1. Subsection (the Constitution for the First of the F

The Board of Districtive recommend deleters of the scords "place (6) of broad by the demagn or come in the speech technic glossy. In favor of the change proposed 1/1 +(NC);

Opposed to the change proposed

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In favor of the change proposed. (1) 1000

Opposed to the change proposed

Commence of the Day Capey of Male Jak.

Page 7-11-15

fante. As least one obsert must tige den hafter

Piece extrem neuromophisch belter by August (, 1920 pr. Tim HIII, Sanjor Property Manager, Million Associates, P.O. Sox 309, Berlinny Seach, OE 19816

Bothiny Proper Townholmes Owner's Association

Ballot for Change's to the BPTHO A Ps. Janus

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The Board of Dissellant incompleted debation of the months obtained option and by the obsessor of destroying to the ground appearance of the months of the property of the obsessor of

In favor of the change proposed

Opposed to the change proposed

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In favor of the change praposed

Opposed to the change proposed

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Same. At heart own powers would right thin halfact

Photo retains your completed hades to "Angue" I. 2010 to "Tim Hell Samme Proposity Mandagor William Association, P.C. Son 309, Sethiany Search, Ct. 19839.



Rethany Proper Townhouses Owner's Association

Ballan for Changes to the BPTHOA By laws 198 49 16 M

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Opposed to the change proposed In favor of the change proposed a

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Opposed to the change proposed

Proceeding and & Michel Gent Sugaron C. Wille Llea whenter and come fill a Little of the Comment (Signalis)

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Photo return that completed before to August 1, 2610 to Tan Hill Senior Property Manager. William Associates, P.O. Box 209, Bethamp Beach, DE 19300 Note: At least our court want sign this hadar

Bethany Proper Townhames Owner's Association Ballot for Changes to the BPTHOA By laws

The Board of Procession of the Hollowsy Proposition the abovern Obsepte's Americans. Processing the automorphism for the Historic than a transportance that a transporting of the Changes of the American Marcing hold on May 1, 2018. Date: out described being

Fig. 2. Anne VIII. Report and Septembritism after Form (Africa Committee Anne Formation and Property VIII. Report and Septembritism after Formation and Property VIII. Report of the Anne Anne VIII. Anne

The Board of Direction recommend Scholam (i) the worsh Scholam (ii) the scholar on substrated by the scholar control of the scholar contr

in favor of the change proposed

Opposed to the change proposed

NECONO. Act in Victoria Victorian Content of Continues I Makes time (a) true make. Therefore, the extension with a company or expression to remark and because of the State of the State and Assistance and Assistance of the State of the State and Assistance of the State of the St

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in favor of the change proposed

Opposed to the change proposed

Commandant and FRI STA Commander Commander the TH/10 Beston

North: At least one university sign this hallest

Photo return town completed belief to August J. Jeff to Tim Hill, Sentor Property Manager. Striges Associates, P.O. Sox 209, Rememy Search, OE 19930

b

Bethany Proper Fewnhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws. Jllf on how

The Based of Directors of Birchies, Proper Conclusion Places: A trioritation recommend for assemblement in the Hydron that new approved by a simplified the Orners of the American Meeting hold on May 1, 1998. [Date not described below.]

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The Disputed Executive presentation defines of the receive about a officered A. Ne statistics in the special existent desert

In favor of the change proposed

Opposed to the change proposed

SECURAL: After the Management Services 2 of artistic costs, Subsections of their exacts of the services of the

In favor of the change proposed

Opposed to the change proposed

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Phase return your completed balls to August 1, 1995 to Tim Hill, Samed thinguist Manager. Wilguist Associates, P.O. Box 369, Bathany Beach, DE 1933g

Bethiny Proper Townhomes (Iwner's Association

Ballot for Changes to the BPTHOA By Jaws - 501, 99781

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in favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

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Note: As heart our connect monthings this hallo,

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BK: 3839

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Bethany Proper Townhomes Owner's Association Ballot for Changes to the BPTHOA By laws AUG 0.6 2019

The Board of Directors of the Birkony Proper Frenchmen Chance is Assistation to commend the amendment is the By have that more approved by a majority of the Desires of the Amend Meeting hald on May 1, 2018. These are described feelow.

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Opposed to the change proposed In favor of the change proposed

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The Board of Disselver propose changing this section to read. All polaries which be received in consume or orientation from the disselvers on The Same of Debauges and Beldings containing of A. — Assets in New Christians Change. In favor of the change proposed

Harmitten meddanis la tona (Bomes best gen go) " or " contract out Son & Banker of Court Opposed to the change proposed Wart same James Balance Salty stomore

Note: At least one swear must sign this belief

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Phase return your completed halled by Angest I, Jillië to: Tim Hill, Sansor Projecty Managoo. Wilgon Associates, P.O. Rox 105, Ballany Search, DS 19936.

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws JIM 16 700

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In favor of the change proposed

Opposed to the change proposed

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The Bland of Director propose changing the aschance and — 40 Jetti are shall be processed on the processed of the second of the

In favor of the change proposed

Opposed to the change proposed

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(Synusy)

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By-Laws

BK: 3839 FG: 209

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws

The Board of Blackber of the Helbring Frager's complement the new's Youghtime recommends to a monitoring to the Helbring Rober that were appropriate by a majority of the Owners at the Anneal Messing Yeld on Major, 2018. There are the constitution between

FIEST Annual Expect Conference of Executional States of the set Order Considers for the Efficient States of the school of the set of the school of the set of the school of the set of the

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Opposed to the change proposed In favor of the change proposed YES

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Date "The May want (Appendix)

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Bethany Proper Tenanhome's Owner's Association

Ballot for Changes to the IDTITIOA By laws _JUJ + 6 >n-

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In favor of the change proposed

Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed

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ferte. Al frait con country man right this fight.

Please extras transcriminated balled by August 1, 26(0 oc. Tim 60)), Sendor Properly Monagor. Wilgon Associates, P.O. Box 359, Bathany Sasch, DE 19930.

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> Betham Proper Townbames Owner's Association Ballor for Changes to the BPTHOA By-laws "461-30200

The Board of Directors of the Bultany Proper Constitutions Proper 'Constitution' Vacant' Association to consecut two associations to the By-lane that were approved by a majority of the Conservat the borood Meeting held on May 1, 2018. These are described below.

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Opposed to the change proposed In favor of the change proposed

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The Bound of Descript propose than going this sension to read. All particus, which is a sension to our companies of the sension of the sensio In favor of the change proposed

British Water Letty Kokolis Suprano Bland Hereka Free Number and From \$504 B ... Heatly Court Oppused to the change proposed

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Bethany Proper Fewithames Owner's Association

Ballot for Changes to the BPTHOA By-laws, JUL 1628

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In favor of the change proposed ** A464

Opposed to the change proposed

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The Board of Darwinse program changing this sensor to read. All Josin at Chall Sciences of the converse of a sensor of the characteristic for the characteristic

In favor of the change proposed

Opposed to the change proposed

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bette. At least one sweet must sign this ballet.

Please returns your completed build by August 1, 2610 to Tim 16th Senter Property Manager Wilgian Association. P.O. Box 10th Bethany Beach, OE 19930



BK: 3839 FG: 211

Bethany Proper Townbone's Owner's Association

Ballot for Changes to the BPTHOA By Jaws

The Board of threatest of the Helbany Proper Transformer Chemic's Association transformed to a measurement to the Board of the Proper Board of a supported that a support build not be a Chemical State of the State

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed

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Note: At least one means receiving this helps

Phase result your resignated Authority (Authority, 1996) on The NRI, Sandar Property Managur, William Americation, P.O. Box 200, Eathurry Seach, OF 1933).

Bethany Proper Townhoners Owner's Association

Bailer for Changes to the BPTHOA By Jawy

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in favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

Opposed to the change proposed

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By-Laws

BK: 3839 F'G: 212

Bethany Proper Townhames Owner's Association

Ballot for Changes to the BPTHOA By laws JUL 1 6 7810

The Stand of Observation of the Busham Proper Complement Chapter's Association for community or association in the Hydron standards approximate for a compactity of the Chapter's Association Meeting held on the p. 1, 1848. These was described by the Chapter of t

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Opposed to the change proposed In favor of the change proposed /

SECOND. Article VErlinstenser, Section 2.0, installment Subsection to treas reads. If Justice (Additional Subsection to treas reads. If Justice (Additional Subsection to Subsection Subsec

or Device Americans of courts The Plantil of Universe propose changing the vectors to make. "All policies shall be written with a time of companies to control to the factors of the Variety of Bultimore and fooding at taking of a first of the sec

Commissioners to be so that comment that the Commundation 50 A Fre 4/160 Ct Opposed to the change proposed In favor of the change proposed 1/23

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Photo return commenced halled by August 1, 20(8 to Tim Hill, Section Property Manager, Willgist Associates, P.O. Boys 309, Setheny Beach, Df. 1993)

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By Jawa

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The Desired of Descriptor, recommond deletions of the extellar shore of officers (As, As, Astronya, as the superior) are treat above.

Opposed to the change proposed In favor of the change proposed

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The Decard of Controls propose changing this action to read. All poles to calcillate a return notes of the Control of the Cont

In favor of the change proposed X

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BK: 3839 FG: 213

Bethuny Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws, JUL 09 7870

The Board of Directors of the Unders Proper Foundament On new Advances in the Advances in the Control of the Advances in the Hydron that now approved by a majority of the Onesee as the Annual Marting half on May 1, 1868. There are described for local.

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The Board of Directors is conversed deletion of $\frac{1}{2}\theta_0$ width "density affects of h_1 the decrease is the quoted witness, there

In favor of the change proposed

Opposed to the change proposed

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Opposed to the change proposed

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Please return your prophese belief by August 1, 28(8 for Yan Hill, Senior Property Manager, Wiligins Associates, P.O. Roy 306, Belliamy Reach, OF 59(8) "tabe. At least one proper must be der this hallet.

Bethany Proper Fownhomes Owner's Association

Hallet for Changes to the BPTHOA By Jawa

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In favor of the change proposed

Opposed to the change proposed

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The Board of Damaies projects changing this section to read. All policies contact to exceed that is a section of the following the section of t

In favor of the change proposed

Opposed to the change proposed

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BK: 3839 PG: 214

Bethany Proper Townhome: Owner's Association

Ballet for Changes to the BPTHOA By Jaws

The Based of Directors of the Richard Proper Conscious of the series Associated in a second-series to the By laws that more approach by a magnetic of the Owners of Association Associate had a Magnetic of the Owners or the Associate had a Magnetic of the Owners or the Associate had a Magnetic of the Owners or the Associate had a Magnetic of the Owners or the Associate had a Magnetic or the Associate had a Magnet

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Opposed to the change proposed In favor of the change proposed

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The Board of Distriction programs Changing this section to read: All policies which has retained to a company the consider the binaries of The Anna of Distriction and both higher carries of the law of the consideration of the law of the consideration of the law of the consideration of the law of

In favor of the change proposed

Opposed to the change proposed

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Retham, Proper Lownhornes Owner's Association
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Ballot for Changes to the BPTHOA By-laws

The Board of Develope of the Berbary Proper Lowaldsmee Shore? A Association between the next Association between the following the Association between the following the Association between the Assoc

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The Board of Diseases recovered debition of the worth sides the observed in the species design of the second section, along

Opposed to the change proposed In favor of the change proposed (Hing

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In favor of the change proposed

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Opposed to the change proposed

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3839 F'G: 215

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By have JUL 18 2010

The Based of Directors of the Belliam, Proper Conscious to Proper visional to a manufactor of the Balliam that have appropriately a despite of the Phases of the Annual Meeting hald on May 1, 2010. The area of the Annual Meeting hald on May 1, 2010. The area of the Annual Meeting hald on May 1, 2010.

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Opposed to the change proposed In favor of the change proposed

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In favor of the change proposed

Opposed to the change proposed

1-14 Friends and Lane F/T B G E (FA) / The

Connected What many N (A) E A 12 E E Sugarante

(Sugarante) (Sugarante) (Sugarante) Note: At least one owner want sign this hallon Printing!

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Bethany Proper Towishinnes Owner's Association

Ballet for Changes to the RPTHOA By-lows JUL 1 6 76th

The Board of Directory of the Bothers, Flouper Completions (Frence), Associations may real the remoderate to the St. Laws that were appropriate to a simpletin of the Omerica of the Abertony half and May 1, 1916. The most described in

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In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

Opposed to the change proposed

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Note: Additional new content mount ages than hading



Bethany Proper Townhomes Owner's Association

Bailot for Changes to the BPTHOA By Javes 1000 015 (400)

The Source of the Between Physics of the Betham Proper Townshouse Physics's American Associated to a merculasion to the Betham that were approved by a majority of the Owners at the Associated Sociated
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The Board of Distriction Incommented districts of the world. More the affect of the decision is a decision of the quested section above.

Opposed to the change proposed In favor of the change proposed ,

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Opposed to the change proposed In favor of the change proposed

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Phone return twee completed featuring August 1, 2010 to Tim SHI, Sendor Property Microspot Wilgon Associates, P.D. Box 309, Belliumy Reach, OI: 19030 Sair. Al least the sweet must sign this heller

Bethany Proper Travelornes (Dwner's Association

Ballet for Changes to the BPTHOA By laws 22#8 *9;

The Board of Riproduct of the Reliant Proper Townshome Owner's Absorbation formation and substitute to the Bridge State and appropriate the analysis of the Owner's Absorbation States and Marting held on May 1, 7040. The one described below

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VES In favor of the change proposed Say him a blishing for Opposed to the change proposed

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Vi In favor of the change proposed If killife (21)

Opposed to the change proposed

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Physic return tour completed balled by Angert I. Hitle in: The Hill, Signed Property Manager. William Association, F.O. Sinc 200, Buildary Spaces, Ot. 19920.

Nate: At least our county must sign this bullet

By-Laws

3839 PG: 217

Befrany Proper Townburners Owner's Association

Ballot for Changes to the BPTHOA By-laws

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Opposed to the change proposed In favor of the change proposed

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The Board of Barreton programs distinguing the societa in stade. All policy is shall by no recovering complete our companies for the former do all business on the former and building content of a self-to-in-to-in-terms of configurations.

Opposed to the change proposed In favor of the change proposed

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Phase return your completed hallet by August 1, 2010 to Tim Hill, Semior Perparty Manager, Wilgre Association P.O. Box 109, Barbarry Banch, DE 19936 both. At keep one owner most ogs the bullet

The Rethanty Proper Townhomes Council's Association

Baller for Changes to the BPTHOA By-laws

The Board of Directors of the Beddon, France Foundations the new Association for successive the first first by the second of the second business the new Association for the first first by the second of the first firs

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In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

Opposed to the change proposed

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From Mouriery

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Phone return controllers having to August 1, 1929 to Time HIR. Senter Frequety Marriagos. Well-Que Association. P.O. Box Mrs. Battlery Search, UK 18930.



Bethany Proper Townhomes Owner's Association

Ballot for Changes to the HPTHOA By-taws. JUL 1 6 2010

The Beard of Direction of the Biofano, Proper Teacherson Chemical Association recommends has annealment to the Hydron chart were appropriately a majority of the Original Annual Maniag Bodd on May 1, 2010. The are discovered better.

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The Branch of Directors encounterend abelians of the words. Also this place to the stancas or a formation of the proceed action, along a In favor of the change proposed

Opposed to the change proposed

SECTION. Action VI (Business). Section 1: Constitutions), Subsection 14, two-states. Myselform (Action 16), the restor is constituted to complete Account de at Action 16 (Missecration Myselform (Act) at Action 16 (Missecration Myselform (Act)).

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In favor of the change proposed X

Opposed to the change proposed

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Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By laws. QUL in-

The Board of Discusses of the Herbury Progen Translatures Chaire's Association for community and substitution to the Hydrocal burst by a core appropriate by a respiration of the Chairer at the formulat Marriag hald on May 1, 2010. There are developed bytes a respiration of the Chairer at the

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In favor of the change proposed

Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed / hadras the mate to

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Bur Jania Lauret

Note: Al least one sweet sweet sign this helled

Photo reterrations required substitution to pass 1, 2016 in Tim HIII Summer Property Manager, Wilgres Associates, If O. Son 209, Rethaup Reach, DE 19926.



BK: 3839 F-G: 219

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By Jaws

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In favor of the change proposed 1/2/5

Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed Z.

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Plant extensions completed baths to August 1, 1916 to Tim Hill, Secury Property Manages, Milgon Associates, P.D. Box 308, Settlerry Resch, 192 19030 Name . As level over sweet arms ages that heller,

Bettany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By Jaws 1900 1970

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Opposed to the change proposed In favor of the change propuned spake a conduction of the change propuned

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In favor of the change proposed the to tell. A because

Confidence of the Section Confidence of the Opposed to the change proposed

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Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By Jawa

The Board of Devetors of the Boltons Proper Townshouse (Ower)'s Association townshouse Course's Association formal Alexander on May 1, 2018. They are the theory approved by a majority of the cheater of the

FIRST. Attache CE (Person and Becompletely) which for our Delga Countries. And the College College Countries of Reports Subjection (Reports Subjection (Reports Subjection) (Repo

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In favor of the change proposed Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed

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Photo return contrologisted hallot to August 1, 2010 to Tun Nill Senior Property Menager, Wilgon Americana, P.O. Box 309, Buthary Shach, CE 19930

Betlany Proper Townhomes Owner's Association

Ballot for Charges to the BPTHOA By-laws

The Board of Histories of the Methods) Proper Tree Shotsey Oncore Abstracts
Assessed Meeting held on May 1, 1918. These there we approved by a majority of the Chances of the

FIRST. Afficie VII Report and for continuous alloy for a college C woulds. Soften: "Overvious in allowance and Report, Submission and for continuous and a college of which the continuous and allowed the college of th

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In favor of the change proposed

Opposed to the change proposed

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He Board of Diparter propose the grig this section to each . Of paths are that by return which or forward the section is the hardware to the State of Postmare and his history or other are forward to the section of th

In favor of the change proposed

Opposed to the change proposed

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7-12-10

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Bethany Proper Townhomes Owner's Association URL 16 2011 Ballot for Charges to the BPTHOA By laws

By-Laws

The Blanch of Bureston of the Hickory Proper Los whence the one's Association territorized to a manufacturate to the Bi-lines that note approxed by a majority of the Oscario at the formulal Meeting hold on May 1, 2010. Their are described below.

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The House's Districtive are command deletions of the words. After the affected by the districtive of the opening action, above.

Opposed to the change proposed In favor of the change proposed X

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The Heart of Diesters propose changing this section recent. "All policies and of the compose often resolven on a superior (because for the becomes as The State of Octobers and Ardibug straining of "Low September 20, New York States of Contract and Ardibug straining of "Low September 20, New York States of Contract and September 20, New York

In favor of the change proposed X

that Sombre and From Al & B A + B/LA Opposed to the change proposed

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Sinter bit femet eine einemer meint eige Stin liefter.

Prioritation (view completed by Margard I, 2010 on Tim 166, Service Property Manager, William Association, P.O. Box 200, Baltany Basch, DE 10920.

Bethany Proper Townhumes Owner's Association

Ballot for Changes to the BPTHOA By Jaws

Arrest Meeting held on May 1, 1848. There are described below The Blanch of Nilsettine of the Betheat Proper I machinery (Found) association to a member to the Bethe with these appropriated by a majority of the Chance of the

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The Bould of Charles recommend determined the earths shread agliculate the American A structure in the partial various, therein.

In favor of the change proposed

Opposed to the change proposed

SECOND ARREST (Page 1) (Amount of Section 2) (Amount of Colors (Amount of March of M

The Heard of Disenters Propose Congregation sections usual. "Majorite conduction compared to the control of the

In favor of the change proposed

Opposed to the change proposed

mountain Robert Lemonthin Lobert Bellevel Introduced 315 A CECKY

the Thy 7 Hill

Soft: At least one swarp accust sign this built.

Place ream case remplaced behavior August I, 2616 to Tim Mill, Spring Property Menager Wilgon Annocation, P.O. Ben 366, Beltsony Beauty, DE 19910



Bethany Proper Townhomes Owner's Association

Ballot for Charges to the HPTHOA By-laws

The Board of Directors of the Herbary Project Jonathonse Chance's Association between the association but were approved by a majority of the Chance of the Section Medical Berling held on May 1, 2018. These are described by the majority of the Chance of the

FIRST. Affects VII (Papel and Executive date where the or Video Contacts is for their influenced in the contact of the contact

The Hand of Determine recommend deletion of the world infriends offered fields already or ferromenous in the queted section, always to favor of the change proposed

Opposed to the change proposed

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The Board of Discount program delarging the section retrail. 40 policies in both to contribute or the Commercial Commerci Opposed to the change proposed In favor of the change proposed

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Financement and completed facilists. August 1, 2018 a.: Ten HIII, Santor Property Manager, Milgus Associates, P.O. Bort 206, Bathany Steets, DE 19920. Profes At least one power most rigs this huber.

Bethiny Proper Townhomes Owner's Association

The Board of Directors of the Helbury Proper Transformer Charter's Association formed than association to the By the other ware approved by a neglectly of the Charter of the Association formed Meeting hold on May 1, 2018. These on the other boards Ballot for Changes to the BPTHOA By laws

FIRST. And is tell-literary and formation part in the COMM formation regions. The analysis of the community
The Threat of Depositors incommon definition of the words of the right and holds develope of the rest of the develope of the rest of the r

Opposed to the change proposed in favor of the change proposed

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In favor of the change proposed

County Protoner Base of Little Digenose I the Continue See See Continue to Opposed to the change proposed Bensame LANGERLAND Second Landing

North. At beart one sweet most sign this hadles Dee July 17, 2010

Please extens what remplaind halled is, August L. 2016 to: Tim Hill: Sentor Property Makeys. Wilgon Associates. P.C. Box 2006, Berhany Beach, DE 19828



BK: 3839 F'G: 223

Bethany Proper Townshomes Owner's Association

Ballot for Changes to the BPFHOA By-fawsJUL 23 2010

The threat of Streetwee of the Stechasty Prigary Complement Company Association for community on a second source to the St. James that were approved by a majority of the chances at the Association Steeding held on May 1, 2010. These are described below.

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed

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Finest settem compressing balled by August I, 7618 (c). Time Hit. Sector Princerly Manager, Wilgon Associates, P.O. Box 108, Setheny Bach, CE (992). from the best one swarr must sign this belled

Bethaty Proper Townhamms Owner's Association Ballot for Changes to the BPTHOA By-laws JUL 3 ft 26

The Board of Receives of the Helbary Proper Tomphomes Dispress Associating formal and the annual array to the Helbary Board and a representation of the Change of the Associating Streets Associating hald the May 1, 2016. The end of distributions the annual array of the Change of the

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Opposed to the change proposed in favor of the change proposed

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Opposed to the change proposed

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Phone extents out completed hadin by August 1, 2018 to Tim Hill, Santan Employs Manager. Within Assertation, F.O. Box 398, Bathery Sheet, Of 1993B.



Bethany Proper Townhomes Owner's Associate Jul. 1 6 2010

Ballot for Changes to the BPTHOA By Jawa

The Reserved Discussion of the Berkens of the Berkens, Proper Townshours On said a Accomplision for commercial Discussion of the Properties of the Section of the Accomplision Survey and African Field on May 1, 2000. The Commercial Ones in African Section On the Commercial Section of the Commercial Section On the Commercial Secti

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed In favor of the change proposed

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Plant return your completed halter by August 1, 1940 to Tim Hill, Senter Persporty Manager, Wilgre Association, P.O. Stor MR, Sinkhamy Rauch, DE 14930. Note: Affend and owner most right this halfer

Berham Proper Foundaines Owner's Association

Ballet for Changes to the BPTHOA By Jaws

The Board of Breesters of the Bothersy Perper. From bothers of the previous formation and other extensions of the By-free that were approved by a majorise of the Changes of the Courses of the Changes of the Changes of the

telle and be defent the and extensively control for experiment and report as discovered by the Execution Described by the Associated Section 11 (1) and 12 (1) and 13 (1) and 13 (1) and 14 (1) and 14 (1) and 15 FIRST And IV SI Object and Recognitive for a first base of What Consulting National States and Consultations of the Consultation of the Consultati

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In favor of the change proposed /

Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed

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Phone server correspond to that he known I, 200 to Tim Hill Sender Property Manager.



3839 PG: 225

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the IPTHOA By-Jaws

The Heard of Directors of the Behava, Proper Temahama, Ornari's Association between the association in the High Law that were approved by a majority of the Dissert of the Annual Mading held on May 1, 2018. These are should also be a majority of the Dissert of the

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Opposed to the change proposed In favor of the change proposed x

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In favor of the change proposed /

Opposed to the change proposed

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Pleas priority and completed halled by August I. (Bit) so: The Hill: Section Property Manager, Wilgon Associates, P.O. Box 100, Defining Reach, QC 19936 Note: Al least one owner man sign this halful

Berham Proper Toxonhomes Oscier's Association

Ballot for Changes to the BPTHOA By Jawa

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In favor of the change proposed

Opposed to the change proposed

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The Board of Pearl for program charging the violence is seen. The stage of collection of the second stage
In favor of the change proposed

Opposed to the change proposed

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Phone return your completed better to August 1, Mills on Plan 140. Section Propients Managing Wilgon Assertation, P.O. Box 200. Rethank Reach, DE 1993b)

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BK: 3839 FG: 226

Belluny Projer Townhumes Owner's Association

Ballot for Changes to the BPTHOA By laws 701 75 to

The Board of Research of the Helican Proper Lamphorem Duary's Americans between the American to the Highest than over appropriately a majority of the Deservation Memod Meeting half on May 1, 2010. The majority of the Deservation

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed In favor of the change proposed

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07/08/10

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William Association P.O. Box 309, Bulliumy Beach, Oil 19030.

Bethiny Proper Townhomes Owny - 20 10 11 11 11

Ballot for Changes to the BPTHOA By-laws

The Board of Direction of the Helbery Proper Toronhomes Divisor's Associated Section of the Helbery Proper Toronhomes Divisor's Associated Section 1 the Business Helberg Section Section 1 the Business Helberg Section 1 the Sec

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Opposed to the change proposed In favor of the change proposed

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In favor of the change proposed

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Day 7/ 6/65

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Physics enters your completed fugica to August 1, 2610 oc. The HID Service Property Manages. Miligine Americalism, It O. Rost 109, Berthary Rearch, DE 19820



BK: 3839 FG: 227

Bethiny Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By laws

For these of Orientees of the Herbory Proper Complemes On one's Association Personnel One of the Association Personnel One of the Orientees Association Association Association May 1, 1955. Once on desirabilities.

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Es of a favor of the change proposed a little of the change proposed The thread of European recommend development the words, "pleased affected by the development training and appeared to the personal section), development Opposed to the change proposed

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The Board of Discourse propose changing this section is used. All policies (Act Air section with a section of Law to the Air section with a section of Law to the Air section with a section of Law to to In favor of the change proposed

Communition uses ASAN TA ASSOCIATION CORES Opposed to the change proposed

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Preservation than completed today by August 7, (4) to 1:: Tim Hill. Senior Property Menager. Wilgon Associates, P.O. Box 309, Settlemy Beach, DE 19010.

Bethany Proper Townboones Owner's Association

Ballot for Chatges to the RPTHOA By Jaws

The Board of Directors of the Hothers, Proper True shares Direct 'A Association America Direct's Association for the Market Hot Back Start approved for a majority of the Chance of the America Market Back on May 1, 2019. These discharacions being:

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In favor of the change proposed

Opposed to the change proposed

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The Board of Objective, propose charging this method to read. If professor should be account until a section of companies formated as do homore on the Normal Method because and Astronya country of the companies of the section of th

In favor of the change proposed

Opposed to the change proposed

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Morning Brease Andry Myronia Brease Charles

Pleast retains core compliand ballot by August 1, 1810 is, Yan Mill, Santon Property Marrages. Wildow Associates, D.O. Boy 200, Berthary Beauty, 150; 19920. Note: At hear our record must age this hada-Dec 5//11/10



Betham Proper Townhomes Owner's Association

Ballot for Changes to the HPTHOA By-laws and # 1800

The Board of Directors of the Bulback Proper Locathoner Chance's Accomption recommend two assumptions to the By Taxo that were approved by a suspirity of the Chances of the American Memory held on May 1, 2016. These are described by the

FIRST Contributed to the Contribute of the production of the Contribute Contribute Contribute to the Contribute of the C to provide promote of such court

In favor of the change proposed Opposed to the change proposed

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The Board of Disorders proposed shanging the section to made "AR policity should," a color material in-comparison temperature for most fire the humbars to the shade of Justinium and Judding a compared. For the factor to the section of larger In favor of the change proposed

Commentarion and Bullet B. Beach B. Comment Gran H. Walter

Opposed to the change proposed

Note: At least and sweet must sign this builted De \$ 44 10 alle

Physic ratus nour resigional balled in August 1, 1616 to 17m Hill, Sentor Property Manager, Wilgue Associates, P.O. Box 306, Dethany Beach, UE 1930.

Bethany Proper Townbonies Owner's Association

Ballot for Changes to the BPTHOA Byslaws JUL 9.3 200

The Board of Directors of the Helborg Proper Townshame; On new's Association to considerable to the Helborg four early approved by a majority of the Chapter at the Association Meeting held on May 1, 2018. These we discitled below.

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In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

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Note: At least use reason must sign skip halles

Please return cour recognised balled by August 1, 1910 to Tim Hill, Santon Property Manager, William Associates, P.O. Box ANS, Battlerry Reach, CE 19930



Bethary Proper Townhomes Owner's Association

Ballet for Changes to the RPTHOA By-laws

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For interest the state of the State of the Reflect Property Considerate Cinetic Advantages

Annual Meeting heid on May 1, Julia - The employed by the property of the Chance of the

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Opposed to the change proposed In favor of the change proposed

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Internation 332-8 Forsythin C Opposed to the change proposed In favor of the change proposed

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Photo relates your completed hallot by August 1, 1910 to Tim Hill. Surnor Property Manager Mily Barrot Bases of O. Box 309, Bathany Basech, Sig. 19830 Nicht. Military over sweet word sign this halled 7/2290 1114

Bethiny Proper Lovelloanes Owner's Association

Ballot for Changes to the RPTHOA By James - + 3.20

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In favor of the change proposed of the

Opposed to the charge proposed

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In favor of the change proposed

Marchaellaniamae Daylor Calbania Marcare III II Tellinological State Colonial (4 Opposed to the change proposed commence has allows believes removes a district form and become

Trade . O least year empor must hap this halfed

Phone telegrand completed before it, Aspect J., 1916 L. Tim Hill Sensor Property Manager. Wilgon Assertables. 19 C. Rose 2019, Berhany Beach US: 19636.

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> Bethany Proper Townbornes Owner's Association Ballot for Changes to the HPTHOA By Jaws 30L 13 200

The Board of Directors of the Belback Proper Trombourts the sor's Association reconstructed to a secondarists to the Highest that were approved by a subject of the Charrest the Santual Micring bold on May 1, 2610. Here we discribed bytes

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The Newson Conference recommend delenanced the works absorbly offered by the absorption In favor of the change proposed 11

Opposed to the change proposed

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Opposed to the change proposed

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Bethany Proper Townhomes Owner's Association

Hallor for Changes to the BPTHOA By-laws. JUL 19 6.7

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The Board of Physicise recommend bigition of the words, when should be the damage or desired that another parameters are placed.

In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

Opposed to the change proposed

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Name of head and owner must sign this halls.

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BK: 3839 F'G: 231

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By laws 'All #6 min

The Board of Discretes of the Berbassy Proper Complement Depth's Association formed by the Complement of the Highest Bothers Represent by a majority of the Observation Sensor Meet Land Complement Meeting Sensor Meet Land Complement Meeting Meeting Meeting Sensor Meeting Se

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed In favor of the change proposed

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Phase determinant completed halfat by August J. 2016 L., Tim Hill, Senton Property Managar Wilgon Associates, P.O. Box 205, Sentuny Beach, DE 19810 Note: At heart and sweet west right this helion

Belliniy Project Townhomes Owner's Association

Ballot for Charges to the BPTHOA By Jawa

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The Bland of Britain Change C

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In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

Opposed to the change proposed

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BK: 3839 FG: 232

Bethany Proper Townhomes Chener's Association

Ballot for Changes to the BPTHOA By-lawallt 99 mg

The Board of Directors of the Berbaus, Proper Unandomer Ornaci is Louisition recommend the amendment to the By Jaco that were approved by a majority of the Character for toward Meeting held not May 1, 2019. These restaurabed legion

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Opposed to the change proposed In favor of the change proposed

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Note. At least one owner most sign this bulker

PTrain retain vage templeted helled by Augent 1, 2916 to Tim Mill, Santiet Tropperty Manager, William Association, P.O. Box 199, Backerry Reach, DC 19920

Bethany Proper Lownheamer Owner's Association

Ballot for Changes to the BPTHOA By-law, JUL 0.9 200

The Board of Normary of the Stellans Project For alloans that ext. A versalism transmissed the amendments to the H. dans that extra approach by a employing fifth theorem at the terminal Mixing hold on May 1, 1916. These amendments below

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In favor of the change proposed

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In favor of the change proposed

Opposed to the change proposed

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BK: 3839 F'G: 233

Bethany Proper Foundames Owner's Associating

Ballot for Changes to the BPTHOA By-laws

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In favor of the change proposed

Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed

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Widgins Assentance, P.O. Box 208, Battlery Basels, DE 18820.

In favor of the change proposed

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Helliany, Proper Fowetherney Owner's Association

Ballot for Changes to the BETHOA By Jane JUL * * 76

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Opposed to the change proposed

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in favor of the change proposed

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Betlany Proper Townhomes Owner's Association

Bullot for Changes to the HPTHOA By laws JUL 99 7016

The Board of Divertion of the Helium Proper Townshames the per's Association transferred by amount opening in the Hydron that were appropriately a majority of the discount of the broad Meeting held on May 1, 1919. The manufact below.

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Opposed to the change proposed In favor of the change proposed

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Opposed to the change proposed in favor of the change proposed

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Note: At least one sweet most sign that balled

Plane return commenced balled is, August 1, 2020 to Tim Hill, Senter Property Manager Wilgon Associates, P.O. Box 500, Bethany Neurch, DE 19936

Bediuty Proper Townhomes Owner's Association

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In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

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Dec 11 Prof. 12 -40 (Authority)

Opposed to the change proposed

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Rethins Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By laws. $MQ \perp 6 \wr d_{10}$

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Opposed to the change proposed

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Opposed to the change proposed In favor of the change proposed

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Physic return your completed to the fits As August 1, 2010 to Tim high Sanner Streparty Manager Offiges Association F.O. Box JOB, Barbarry Basels, GE 19920

Bethuse Proper Townhomes Owner's Association

Ballot for Changes to the BPHHOA By laws. 302 v.9.76

The Board of Branch and the Birthway, Propose For all more representatives of the State of the S

The Board of Phenomenon management in board of the manage of social policy and in the demand of the management of the ma FIRST through the Comment of the Com

In favor of the change proposed

Opposed to the change proposed

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Physics retries and completed sales by August 1, 1999 to The NULL Section Proyectly Manager William Assembles 2: O. Stock 109, Rething Reach, DV 19940.



3839 FG: 236

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws

The Board of Derectors of the Becken, Proper Transhames (Swarz's Association formation of the proceedings) to the He flower that were appropriate by a majority of the Owner, or the Samuel Streeting held on May 1, 2006. The contribution of the Owner, or the

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Opposed to the change proposed In favor of the change proposed

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to move more That going were Opposed to the change proposed In favor of the change proposed

Committee Committee Committee Committee Date Talanta Busines Tin Louis

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Bethany Proper Tewnhomes Owner's Association

Ballot for Changes to the HPTHOA By-laws "311 04

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The Asset of Duraster recommend delation of the words, through officered to the damage of

In favor of the change proposed

Opposed to the change proposed 1

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In favor of the change proposed

Character Distriction Frontier District Physics & L. L. C. Opposed to the change proposed

Out 7/6/10

Note: At least one mener wood tigs this hallow

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3839

FG:

238

Bethany Proper Townhomes Owner's Association Mt. 16 7010

Ballot for Changes to the BPTHOA By-laws

transmined the amendments to the Hy-lane Heat were approved by a majority of the Chances of the Annual Meeting held on May 1, 2010. These site described below The Board of Directors of the Bellows Proper Tourshower Owner's Association

FIRST. After VII dispute and incurrence of the Tors of their Court March Inches I Devention to the Country Searcher I Devention of the Country Searcher I Devention I Deventio me to provide pagament of the feeding

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in favor of the change proposed Opposed to the change proposed

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The Blood of Blooders propose charging the section to read. "If publication that be action with a copyring or computers becomes to the highway on the base of Debourse and betaking a cating of the section of the Computer Config.

Opposed to the change proposed In favor of the change proposed

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Physic return cost completed habit by August 1, 2018 or Tim Hill, Section Property Manages, Wilgue Associates, P.O. Ros 359, Rethamy Beach, 19: 19936

Bethun, Proper Tewnhomes Owner's Association

Ballot for Changes to the BPTHOA By-laws 19 F 10F

The Board of Directors of the Halbary Frager: From Mantes Chance's Association recommond for amendments in the Hy three that were appropried by a majority of the Chance as the Annual Streting held on May 1, 2001. The man the right begins

FIRST. All the VII displacement to consideration when I made the second in Normality Seconds. (Proceedings to advisors and Reports, School that the description of the control of the process of control of the control

The Board of Departure recommend deteriors of the worlds. According forward to the alreadys on the standard beginning above.

In favor of the change proposed

Opposed to the change proposed

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The Board of Directors property changing this sentence as each of the desired states As a consequence of the sentence of the States of the Sta

In favor of the change proposed

Opposed to the change proposed

Comment of the contract of the Introduction 252 / (653247) (Print same) CONTRACTOR

Note: At least one owner most sign this halled

Photo retine commence belief helber in August 1, 2018 to Tim Hill, Sentor Property Manager, William Associates. P.O. Box 306, Belliamy Beach, Olf. 19930.



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BK: 3839 F'G: 239

Bethaity Proper Townhomes Owner's Association

Ballot for Changes to the BPTHOA By lawally 09 2010

The Board of Orienters of the Borbany Proper Toeschouse (boxes) Association extensions in a manufacture to be 10, those that were approved by a suspect of the Orientes of the Annual Manual Sold on May 1, 1818. Here we Annual Manual Sold on May 1, 1818. Here we Annual Sold only to

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Opposed to the change proposed

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In favor of the change proposed

Committee and the Colect Sugar Degrams & Merch Hearth & "White at the Will will be with the Das This Opposed to the change proposed

Nate At Seast one person must sign this ballur

Phone return your completed habet to August 1, 7016 to Tim Hill, Sandor Property Manager. William Associates, P.O. Box 200, Batharry Reach, OF 19836

Bethany Proper Townhomes Owner's Association

Ballot for Changes to the HPTHOA By-Faux walk with the three transfer and the transfer and

The Board of Breester of the Highest Proper Townboard theory Association recommend the amountment in the Brokes that there approved by a majority of the Observe at the formed Moving half on May 1, 2010. They are described by a majority of the Observe at the

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In favor of the change proposed

Opposed to the change proposed

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In favor of the change proposed

Opposed to the change proposed

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By-Laws

Bettury Proper Townhomes Owner's Assecution Ballot for Changes to the BPTHOA By-laws DID 1 1 1 10 10

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The Pleased of Observative recommendable between of the words. Generally affected by the damage or them. In the equival section, where:

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Opposed to the change proposed In favor of the change proposed

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Recorder of Deeds John F. Brais Nov 08-2010 03:36F Sussex Counts Doc. Surcharse Paid



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Tax Map No. 1-34 13.20 166.00 Prepared By and Return To: Ellen J. Feinberg, Esquire Smith O'Donnell Feinberg & Berl, LLP 18327 Coastal Highway Lewes, DE 19958

THIRD AMENDMENT TO THE CODE OF REGULATIONS OF BETHANY PROPER TOWNHOMES

THIS THIRD AMENDMENT TO THE CODE OF REGULATIONS OF BETHANY PROPER TOWNHOMES, is made this 576 day of 2007, by the Association of Owners of Bethany Proper Townhomes, together with the consent of a majority of unit owners of Bethany Proper Townhomes, pursuant to Article XII, Section 1 of the Code of Regulations of Bethany Proper Townhomes, dated June 17, 1982, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 1123, Page 137, at seq and the First Amendment to the Code of Regulations of Bethany Proper Townhomes, dated July 30, 1982, of record in the Office aforesaid in Deed Book 1129, Page 83, at seq and the Second Amendment to the Code of Regulations of Bethany Proper Townhomes, dated May 7, 2005, of record in the Office aforesaid in Deed Book 3415, Page 160, et seq.

Pursuant to Article XII, Section 1 of the Code of Regulations of Bethany Proper Townhomes, the following Third Amendment to the aforesaid Code was adopted by the affirmative vote of a majority of unit owners of Bethany Proper Townhomes by written instrument duly executed by a majority of the unit owners. This Third Amendment to the aforesaid Code has been executed by Bethany Proper Townhomes Association of Owners and is accompanied by the ballots executed by a majority of unit owners approving said Amendment. Said ballots are attached hereto collectively as Exhibit "A" and incorporated herein by reference.

Article VI, Section 1 is hereby amended by deleting the asterisk contained after the word Property in line three (3) of this section.

Article VI, Section 1(a) is hereby amended by deleting the asteriak contained after the word Property in line five (5) of this section.





By-Laws

BK03479 PG00051

Article VI, footnote contained on bottom of page 17 is hereby deleted in its entirety.

IN WITNESS WHEREOF, pursuant to Article XII, Section 1 of the Code of Regulations of Bethany Proper Townhomes, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 1123, Page 137, et seq and pursuant to the affirmative vote of a majority of unit owners of BETHANY PROPER TOWNHOMES hereby makes and files this Third Amendment to the Code of Regulations of Bethany Proper Townhomes.

BETHANY PROPER TOWNHOMES

1000

OUN C LEHMAN PRESIDENT

NERWAL HENGLES

ATTEST

DEBORAH I O'HARA SECRETARY

STATE OF DELAWARE

55.

COUNTY OF SUSSEX

GIVEN under my hand and seal of Office, the day and year aforesaid.

NOTARY PUBLIC

PRINT NAME

JODI L. THOMPSON NOTARY PUBLIC STATE OF DELAWARE

COMMISSION EXPIRES

My commission apres May 22, 2008



Bethany Proper Townhomes Owner's Association

Ballot for Proposed Amendment to the Code of Regulations

The Council proposes the following amendment to the Association's Code of Regulations:

On page 17, ARTICLE VI (Insurance), dolgr in its entirety the amendment to that section dated March 16, 1984 which appears as a footnote at the bottom of the page which reads:

"In this section, the word "Property" shall include all of the townhome units, parking garages, floor coverings, bothroom and kitchen fixtures. lighting fixtures, washer, dryn, dishwather, range, range hood, garbage disposal, refrigerator, intercom system, exhaust fars, central vacuum system, hos water heater, garage door owner, all heating and air conditioning equipment and other service machinery contained therein, and any and all other permanent fixtures and improvements regimally installed by the Developer."

In addition, delets the antarisks which appear following the word "Property" in Section 1 and Subsection 1(a) of ARTICLE VI on this page that refer to the above quoted footpote.

Opposed to the Proposed Amendment to the Code of Regulations

In Payor of the Proposed Amendment to the Code of Regulations

EVERGREEN COURT

PLEASE RETURN SALLOT BY MARCH 1, 1997 TO:

Wilgus Associates, Inc. Clo Tim Hill, Senior Property Morager P.O. Bux 309 Berhany Beach, OE 19913