

14831

BK: 4696 PG: 223

Tax Parcel Nos. 3-34 18.00 419.00 –
563.00, 414.00, 75.00, 75.02 and 75.03

PREPARED BY AND RETURN TO:
Alex Hambleton
2 Coatue Blvd
Rehoboth Beach, DE 19971

AMENDMENT TO MAINTENANCE AND EASEMENT AGREEMENTS OF VILLAGES OF
OLD LANDING – SECTION II

I, Alex Hambleton, President of The Meadows at the Villages of Old Landing, Inc., a membership not for profit corporation of the State of Delaware ("Corporation"), do hereby certify that the following amendment to Section 2 (b) ("Amendment") of the Maintenance and Easement Agreements of Villages of Old Landing – Section II dated October 22, 2001 and recorded in the Office of the Recorder of Deeds for Sussex County in Deed Book 2642, Page 7 ("Maintenance Agreement") which Maintenance Agreement governs the Villages of Old Landing Subdivision, Section II, as shown on that certain Amended Final Subdivision Plat of The Villages of Old Landing Section II, prepared by Woodin, Wentling & Associates, Inc., dated October 15, 2001 and recorded October 26, 2001 in the Office of the Recorder of Deeds in and for Sussex County in Plat Book 72, Book 274: (i) was duly adopted, effective as of January 30, 2017, by the written approval of 98 the Owners of Lots, constituting 67.59 % of all Owners (which exceeds the requirement that the Maintenance Agreement may only be amended by the consent of two-thirds (2/3) of Owners); and (ii) the record of the approval of the Amendment is maintained in the office of the Corporation at 2 2 Coatue Blvd, Rehoboth Beach, DE 19971.

Section 2 (b) of the Maintenance Agreement is hereby amended by deleting the last two sentences in their entirety and substituting therefor the following:

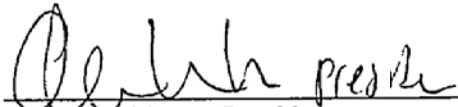
"In addition to all other assessments permitted hereunder, commencing as of February 1, 2017, any and all transfers and/or conveyances of title to Lots shall be subject to a transfer fee assessment ("transfer fee"), as set by the board, as a long term reserve contribution. Transfer fees will be maintained in a separate reserve account for use for, and only for: future repairs and replacement of Private Open Spaces; other capital expenditures; and any unanticipated expense in excess of

\$5,000 not included in the annual budget. The transfer fee is due upon the transfer and/or conveyance of title to each Lot and will be assessed against the party acquiring title to such Lot, to be collected at settlement. Provided, however, in no event shall the transfer fee be collected upon a transfer that is exempt from the State of Delaware transfer tax pursuant to 30 Delaware Code Chapter 54, including, without limitation, transfers by will, bequest or intestate succession; transfers between parents and children/husbands and wives; and correctional deeds without actual consideration. All references in this Declaration to 'assessments' shall be deemed to include the transfer fee."

Except as expressly modified hereby, the Maintenance Agreement remains unchanged and in full force and effect. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Maintenance Agreement.

IN WITNESS WHEREOF, the Corporation hereby executes this Amendment as of this 7 day of APRIL, 2017 and affirms that the Amendment was approved by 67.59 % and is an authorized amendment to the Maintenance Agreement.

The Meadows at the Villages of Old Landing, Inc.

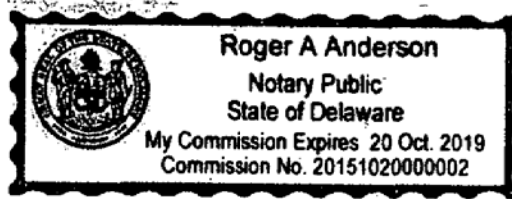
By:  _____
Alex Hambleton, President

STATE OF DELAWARE)
):
COUNTY OF SUSSEX) S.S.

BE IT REMEMBERED, that on this 7 day of APRIL, 2017, came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Alex Hambleton, President of The Meadows at the Villages of Old Landing, Inc., party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed on behalf of the Corporation.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

Roger A Anderson (Seal)
Notary Public or Notarial Officer
Print Name: ROGER A ANDERSON
My Commission Expires: 20 Oct 2019



RECEIVED
APR 21, 2017
ASSESSMENT DIVISION
OF SUSSEX COUNTY

Recorder of Deeds
Scott Dailey
Apr 21, 2017 11:14A
Sussex County
Doc. Surcharge Paid