

TAX MAP # 2-34-23.00-270.02
Prepared by and Returned to: The Council OF
Townhomes of Bayshore COA, Inc.
24832 John J. William Highway, PMB#24
Millsboro, DE 19966

Document # 2020000064899 BK: 5379 PG: 84
On 12/28/2020 at 11:09:53 AM
RECORDER OF DEEDS Scott Dailey
Sussex County
Consideration: \$0.00
Doc Surcharge Paid

1st AMENDMENT TO THE CODE OF REGULATIONS
FOR THE TOWNHOMES OF BAYSHORE

WHEREAS The Property located on the east side of Route 24 and the south side of Route 22 (Long Neck Road), Indian River Hundred, Sussex County, Delaware (hereinafter Called the "Property"), has been submitted to the provisions of the Unit Property Act of the State of Delaware (Del. C. of 1974, as amended, Title 25, Sections 2201-2242), by the Declaration of Lake Placid Properties, L.L.C., recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, simultaneously herewith, in Deed Book 2889, at page 16, and shall hereinafter be known as Townhomes of Bayshore (hereinafter called the "Condominium") and as shown on the Declaration Plan recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Plot Book 81, page 337.

WHEREAS pursuant to Article XIII Section 1(i) of the Code of Regulations, said Code maybe modified or amended by the vote or written consent of at least 51% of the Unit Owners.

WHEREAS in accordance with the authority and process of Article XIII Section 1(i) of the Code of Regulations a proper 14-day notice of the proposed 1st Amendment to the Code of Regulations as it appears below was provided to all membership prior to the regular membership meeting of June 25th, 2020.

WHEREAS on June 25,2020 the Membership meeting was called to order and with quorum present throughout the meeting, membership conducted all business put before it to include, as noted on the agenda, the motion to accept the 1st Amendment to the Code of Regulations, the motion to accept the amendment was put before membership and with not less than 51% of the Membership of the Association did affirm and consent to amend Article III Section 3.2.12 as here in provided.

WHEREAS the amendment to Article III Section 3.2.12 has been proposed and approved in accordance with the terms and conditions of Article XIII Section 1(i) and affirmed in the certification attached hereto by and through its undersigned officers who have caused this instrument to be recorded in the land records to amend the Code of Regulations as set forth below and

NOW THEREFORE, the associations code of regulations 3.2.12 is here by amended as follows:

3.2.12. Keeping books with detailed accounts in chronological order of the receipts and expenditures affecting the condominium, and the administration of the condominium specifying the maintenance and repair expenses of the Common Elements, and any other expenses incurred. The said books shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Council for the general knowledge of the Owners. All books and records shall be kept in accordance with good and accepted accounting practices, and the same shall be audited no less frequently than once every 3 years and for each intervening year a review (instead of a full audit) by an outside auditor employed by the Council who shall not be a resident of the condominium, or an Owner of a Unit therein. The cost of such audit or review shall be a Common Expense. An audited or reviewed financial statement shall be available within one hundred twenty (120) days of the end of the fiscal year.

In **WITNESS WHEREOF**, Townhomes of Bayshore Condominiums Owners Association, Inc. has caused these presents to be signed and sealed by its President and attested by its Secretary of this 22nd day of December A.D. 2020.

Townhomes of Bayshore Condominium Owners Association, Inc.

By the President: _____

John M. Dill
John M. Dill, President

ATTEST:

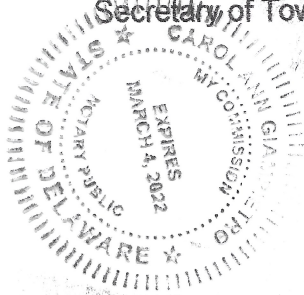
By the Secretary: _____

Loretta Forsythe
Loretta Forsythe, Secretary

STATE OF DELAWARE: ss

COUNTY OF SUSSEX: ss

Be it remembered on this 22 of December A.D. 2020 personally came before me, a Notary Public for the state and county afore said, John M. Dill, President and Loretta Forsythe, Secretary of Townhomes of Bayshore Condominium Owners Association Inc.



CAROL ANN GIAMPIETRO
Notary Public
STATE OF DELAWARE
My Commission Expires 03/04/2022

Carol Ann Giampietro