RECORDED 8-1-11 BOOK 3913 PAGE 320

Tax Parcel No. 3-35 9.00 20.00
Prepared By:
Smith, O'Donnell Feinberg & Berl, LLP
1539 Highway One
Lewes, Delaware 19958

## FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WOLFE POINTE

THIS FOURTH AMENDMENT to the Declarations of Covenants, Conditions, and Restrictions of Wolfe Pointe, which includes all of the lots and common areas located in Wolfe Pointe Subdivisions. Lewes and Rehoboth Hundred, Sussex County, Delaware (hereinafter referred to as the "Property") is made and executed this 35 day of July 2011 2006, by Wolfe Pointe Property Owners Association, Inc. (hereinafter referred to as "Association").

WHEREAS, the Property is subject to a Declaration of Covenants, Conditions, and Restrictions recorded in the Office of the Recorder of Deeds in and for Sussex County. Delaware, in Deed Book 2486 at Page 289, as amended in Deed Book 2557. Page 127, as amended in Deed Book 2560, Page 309, and as amended by Deed Book 3334, Page 66 (hereinafter referred to as the "Declaration"); and

WHEREAS, pursuant to Article VII, Section 1, the Declaration may be amended by a vote of 70% of the eligible voters of Wolfe Pointe Property Owners Association, Inc.; and

WHEREAS, the Association, with written consent of over seventy percent (70%) of the owners (their consents attached hereto) of the lots in the Wolfe Pointe Subdivision located in Lewes and Rehoboth Hundred, Sussex County, Delaware, did approve of the following amendment to Article III, Section 2, as required under the Declaration and the by-laws of the Association;

NOW, THEREFORE, effective 2006, or upon recording in the Office of the Recorder of Deeds, in and for Sussex County, State of Delaware, whichever is later Article III, of the Declaration is hereby amended by adding the following language:

## ARTICLE III Common Areas

Section 2: Private Pool. It is intended that the pool in Wolfe Pointe be private. As such, use of the pool is expressly and strictly limited for the use of the beneficial owners of Wolfe Pointe and his/her/their family and/or their guests. Ownership of the pool shall be turned over to the Wolfe Pointe Property Owners Association, Inc., which is owned by the beneficial owners. The pool ownership shall be part of the ownership rights of Lots owned by the beneficial owners of Wolfe Pointe. The beneficial owners, by and through the Association shall

assert ultimate dominion and control over access to and maintenance of the pool. No pool memberships are available to non-beneficial owners.

Covenants and Restrictions Amendment4 P2.jpg Type: JPG File

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Except as amended hereby, all others terms, covenants and restrictions in the Declaration main in full force and effect.

IN WITNESS WHEREOF, the undersigned President of the Wolfe Pointe Property Owners Association, Inc., has caused these present to be duly executed, and in so doing hereby certifies that his amendment was duly adopted in accordance with the Declaration and By-Laws of the Association.

Wolfe Pointe Property Owners Association, Inc.

By: Denise Climons (SEA

STATE OF Delaw

: : SS.

COUNTY OF &

On July 25, 2006, before me, Danise Union 5, personally appeared, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed this instrument

Witness my hand and official seal.

Notary Public

My commission Expires:

TRICIA GALE DICKERSON tary Public - Cla c of Delaware My Comm. Expires May 26, 2015

PATRICIA GALE DICKERSON
Notary Public - Star - Laware
(Seal) Seal - Expires May 26, 2015

Recorder of Deeds Scott Dailey Aus 01,2011 02:35P Sussex County Doc. Surcharse Paid

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