

Tax Parcel No. 3-35 9.00 109.00 to 3-35 9.00 300.00

Covenants and Restrictions
Amendment5 P1.jpg
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Prepared By:

Wolfe Pointe Property Owners Association, Inc.

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P.O. Box 367
Lewes, DE 19958

**FIFTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF WOLFE POINTE PROPERTY OWNERS ASSOCIATION, INC.**

THIS FIFTH AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of Wolfe Pointe, which includes all of the lots and common areas located in Wolfe Pointe subdivision, Lewes and Rehoboth Hundred, Sussex County, Delaware (hereinafter referred to as the "Property") is made and executed this 23rd day of APRIL, 2012 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, as amended in Deed Book 3334, Page 66, and as amended in Deed Book 3913, Page 320 (hereinafter referred to as the "Declaration").

WHEREAS, pursuant to Article VII, Section 1, the Declaration may be amended by a vote of at least seventy percent (70%) of the eligible voters of the Association; and

WHEREAS, the Association, with written consent of over seventy percent (70%) of the owners of the lots in the property, at the annual meeting of the Association on November 19, 2011, did approve the following amendment to Article VI, Section 15, as required under the Declaration of the Association;

NOW, THEREFORE, effective November 19, 2011 or upon recording in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, whichever is later, Article VI, Section 15 is hereby amended by deleting the sentence:

PP
MR

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"Yard sales are prohibited."


and adding the following language:

With the exception that the Board of Directors of the Association shall have the authority to set the date, hours and manner of operation for one (1) annual community-wide yard sale, all other yard sales are prohibited.

Except as amended hereby, all other terms of the Declaration shall remain 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 certifies that this amendment was duly adopted in accordance with the Declaration of the Association.

Wolfe Pointe Property Owners Association, Inc.

By: 
Denise Clemons, President

STATE OF DELAWARE :
: SS.
COUNTY OF SUSSEX :

Recorder of Deeds
Scott Dailey
Apr 25, 2012 01:23P
Sussex County
Doc. Surcharge Paid

On April 23, 2012, before me, DENISE CLEMONS, 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 in person, or the entity upon behalf of which the person acted, executed this instrument.

Witness my hand and official seal.

RECEIVED 
Notary Public

My commission expires: N/A APR 25 2012

ASSESSMENT DIVISION
OF SUSSEX COUNTY
(Seal)

ADMITTED TO DELAWARE BAR 12/15/94
ATTORNEY
VINCENT G. ROBERTSON
NOTARY
UNIFORM LAW ON NOTARIAL ACTS
PURSUANT TO 29 DEL C. SEC 4323 (3)