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Pages: 3 F: \$65.00
12/03/12 03:29:30 PM
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Michael E. Kozikowski
New Castle Recorder MISC

Tax Parcel Nos: 26-027.20-007 *et seq.*
Prepared by and Returnable to:
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**AMENDMENT TO DECLARATION PLAN FOR
BROOMALL CONDOMINIUM APARTMENTS**

THIS AMENDMENT is made this 1st day of December, 2012 to the Declaration Plan of the Broomall Condominium Apartments as recorded in the Office of the Recorder of Deeds in and for New Castle County and the State of Delaware in Deed Record V, Volume 104, Page 72, *et seq.*, pursuant to the authority granted to the Broomall Condominium Apartments Council (the "Council") as set forth in the Declaration Plan and further having been adopted by no less than 66 2/3 percent of the unit ownership.

WHEREAS the majority of Council approved the following amendment

WHEREAS by written ballot, the amendment was supported by at least 66 2/3 percent of the Unit Owners

THEREFORE, the following amendment is hereby made to the Declaration Plan of the Broomall Condominium Apartments

Section 17B(4) is deleted in its entirety and the following provision is inserted in lieu thereof:

(4) (a) No Unit shall be rented without written approval of the Association. All unit owners desiring to rent their unit must obtain the prior written consent of the Council before entering into any lease agreement. All leases shall be for the single-family use in compliance with all other requirements of the Code of Regulations. It is understood that the Broomall Condominium Apartments community has an interest in maintaining the eligibility of its members for Conventional, FHA and VA financing and that such eligibility is based in part on the percentage of units leased within the community. If as of the date of recording of this amendment, a member's unit is already leased; no such prior Council approval shall be required for the valid continuation of the leasing of this unit. Notwithstanding the foregoing, unit owners who currently lease their unit must still obtain the approval of Council prior to selling the unit to a person other than an owner occupant. The Council will review the proposal in light of the number of units currently being leased. The Council shall by resolution have the authority to fix a specific limit on the number of units that can be leased at any one time based on current Conventional, FHA and VA eligibility criteria. The Council will also consider proposals to lease a unit due to hardship such as illness of the owner, job relocation, or the inability to sell the unit. All hardship leasing approvals shall be for a period not to exceed one year. Owners who lease their units must provide a copy of the lease to the Association and said lease must contain a clause requiring the leasee to comply with the Condominium Instruments and Rules.

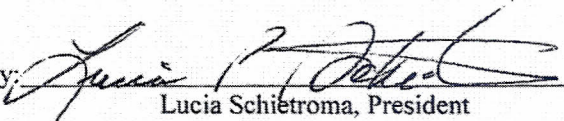
(b) No portion of any unit (other than the entire unit) shall be leased for any period.

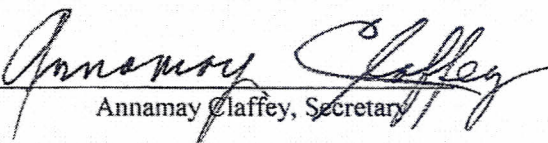
(c) No Owner or Entity may own in the aggregate any equitable or legal interest in any units whose combined proportional interest exceeds 9.99% of the total interest of the Association

All other provisions of the Declaration Plan shall remain in full force and effect.

IN WITNESS WHEREOF, the Broomall Condominium Apartments Council, by the authority vested in it pursuant to the Declaration Plan, hereby sets its hand seal and below.


THE COUNCIL OF THE BROOMALL
CONDOMINIUM APARTMENTS

By: 
Lucia Schietroma, President

Attest: 
Annamay Claffey, Secretary

CERTIFICATION

I, Marilyn L. Harwick, Treasurer of the Council of the Broomall Condominium Apartments, do hereby certify that the foregoing Amendment was duly enacted in accordance with the provisions of the Declaration and the Code of Regulations of Broomall Condominium Apartments.


Marilyn L. Harwick