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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:  
 Michael J. Goodrick, Esquire  
 P.O. Box 134  
 Wilmington, DE 19899

**CERTIFICATE OF AMENDMENT**

**TO**

**CODE OF REGULATIONS OF  
 BROOMALL CONDOMINIUM APARTMENTS**

**THIS IS TO CERTIFY ON DECEMBER 1, 2012**, that pursuant to *25 Del. C. §2207* and §2211(3), and consistent with the enabling Declaration creating and establishing the Broomall Condominium Apartments recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Book V, Volume 104, Page 72, *et seq.* and further in accordance with the Code of Regulations for the Broomall Condominium Apartments as recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Deed Book V, Volume 104, Page 98, *et seq.* upon approval of the majority of council and by written ballot supported by at least 66 2/3% of the unit owners; therefore, the following:

Amendment is made to the Code of Regulations of Broomall Condominium Apartments as follows:

**Article IV, §1 is deleted in its entirety and the following provision is inserted in lieu thereof.**

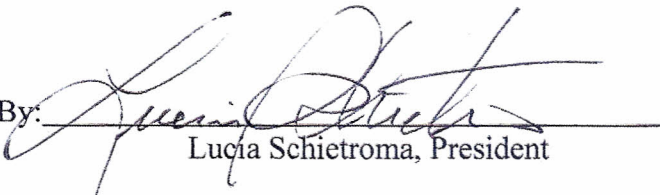
**§1. Management of the Property Number and Qualification. The Council shall manage the business operation and affairs of the Broomall Condominium Apartments on behalf of the Owners in compliance with and subject to the provisions of the Act these Regulations and the Declaration. The Council shall consist of seven (7) natural individuals each of whom shall be at least 21 years of age. A person need not be a Unit Owner to qualify for membership in the Council, but if not a Unit Owner must be a resident of the State of Delaware. No person who is a Unit Owner may be elected nor having been elected continue to serve if they fail to satisfy their financial obligations under any regular or special assessment after notice of same having been provided to them by the Treasurer or to the Treasurer by the President of Council for a period of sixty (60) days.**

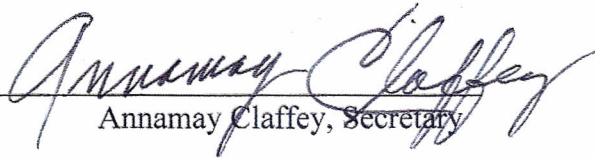
Upon certification of a failure to comply with their financial obligations in writing by the Treasurer or if the Treasurer is the party to be removed, then by the President, the Council shall then declare a vacancy and the provisions of §4 of Article IV shall apply.

All of the provisions of the Code of Regulations shall remain in full force and effect.

IN WITNESS WHEREOF, the Council of the Broomall Condominium Apartments has caused this Certificate of Amendment to its Code of Regulations to be executed by Lucia Schieteroma, its President, duly attested by Annamay Claffey, the Secretary of the Council, the day and year first above written.

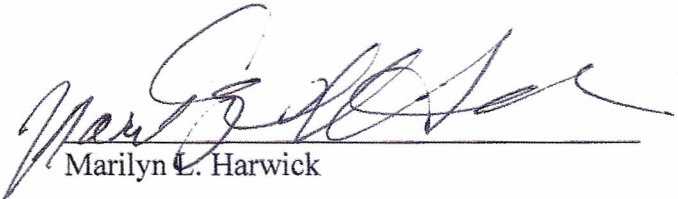
THE COUNCIL OF THE  
BROOMALL CONDOMINIUM APARTMENTS

By:   
Lucia Schieteroma, President

Attest:   
Annamay Claffey, Secretary

CERTIFICATION

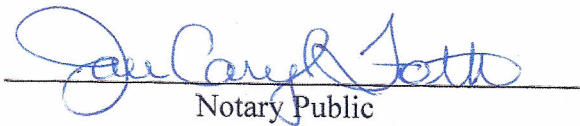
I, Marilyn L. Harwick, member of the Council of the Broomall Condominium Apartments, do hereby certify that the foregoing Amendment was duly enacted in accordance with the provisions of the Declaration and the Code of Regulations of Broomall Condominium Apartments.

  
Marilyn L. Harwick

STATE OF DELAWARE )  
 ) ss:  
 NEW CASTLE COUNTY )

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Lucia Schietroma, known personally to me, who, as President of the Council and Association of Unit Owners of Broomall Condominium Apartments, did acknowledge her execution of the foregoing CERTIFICATE OF AMENDMENT OF THE CODE OF REGULATIONS OF BROOMALL CONDOMINIUM APARTMENTS as her act and deed and the act and deed of said condominium Council, duly attested by Annamay Claffey, Secretary of the Council and the Association of Unit Owners, this 1<sup>st</sup> day of December, 2012.

**JAN CARYL FOTH**  
 NOTARY PUBLIC  
 STATE OF DELAWARE  
 My Commission Expires March 14, 2015

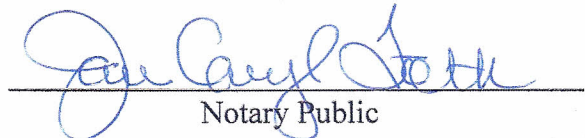
  
 Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF DELAWARE )  
 ) ss:  
 NEW CASTLE COUNTY )

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Marilyn Harwick, known personally to me, who, as a member of the Council of Broomall Condominium Apartments, did acknowledge his/her execution of the Certification following the foregoing CERTIFICATE OF AMENDMENT OF THE CODE OF REGULATIONS OF BROOMALL CONDOMINIUM APARTMENTS as his/her act and deed, this 1<sup>st</sup> day of December, 2012.

**JAN CARYL FOTH**  
 NOTARY PUBLIC  
 STATE OF DELAWARE  
 My Commission Expires March 14, 2015

  
 Notary Public

My Commission Expires: \_\_\_\_\_



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Michael J. Goodrick, Esquire

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## CERTIFICATE OF AMENDMENT

TO

### CODE OF REGULATIONS OF BROOMALL CONDOMINIUM APARTMENTS

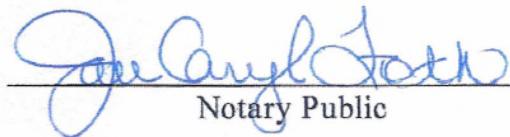
**THIS IS TO CERTIFY ON OCTOBER 9, 2012**, that pursuant to 25 *Del. C.* §2207 and §2211 (3), and consistent with the enabling Declaration creating and establishing the Broomall Condominium Apartments recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record Book V, Volume 104, Page 72, *et seq.* and further in accordance with the Code of Regulations for the Broomall Condominium Apartments as recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Deed Book V, Volume 104, Page 98, *et seq.* and more specifically Article V, §10, permitting action of unit owners without a meeting wherein actions required or permitted to be taken by a vote of the unit owners may be taken without a meeting by the written consent stating the action so taken of at least that number of unit owners or their voting representatives whose votes would otherwise have been sufficient to take the action if the meeting had been held at which all unit owners or their voting representatives were present and by reason of the consent of owners or owners representatives holding more than 66.66% of voting interests the aforementioned Code of Regulations of the Broomall Condominium Apartments as amended is further amended by the adoption of the following **new article VI, §13** of said Code of Regulations:

**Voting by Mail.** Whenever the Unit Owners' passage of a resolution or motion requires the action by a majority or super-majority (including a unanimous vote) of the Unit Owners, Council may, in its sole and absolute discretion, following discussion of the resolution or motion at a duly called meeting of the Unit Owners at which a quorum was achieved, direct that the Unit Owners' vote proceed by written ballot sent to each Unit Owner at said Unit Owner's address on record with the Council. The ballot shall be accompanied by the full text of the resolution, and instructions for voting, including a deadline for the Council's receipt of returned ballots. The ballot and resolution may be accompanied by one or more of the following documents: an additional explanation of the resolution, a projection of its predicted financial impact on the condominium, a Council recommendation for or against adoption of the resolution, and a return envelope. A ballot

STATE OF DELAWARE )  
 ) ss:  
NEW CASTLE COUNTY )

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Lucia Schictroma, known personally to me, who, as President of the Council and Association of Unit Owners of Broomall Condominium Apartments, did acknowledge her execution of the foregoing CERTIFICATE OF AMENDMENT OF THE CODE OF REGULATIONS OF BROOMALL CONDOMINIUM APARTMENTS as her act and deed and the act and deed of said condominium Council, duly attested by Annamay Claffey, Secretary of the Council and the Association of Unit Owners, this 26<sup>th</sup> day of October, 2012.

JAN CARYL FOTH  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires March 14, 2015

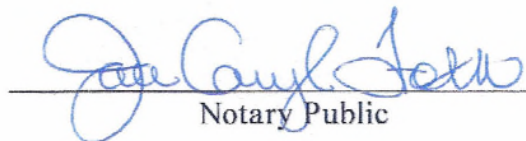
  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF DELAWARE )  
 ) ss:  
NEW CASTLE COUNTY )

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Marilyn Harwick, known personally to me, who, as a member of the Council of Broomall Condominium Apartments, did acknowledge his/her execution of the Certification following the foregoing CERTIFICATE OF AMENDMENT OF THE CODE OF REGULATIONS OF BROOMALL CONDOMINIUM APARTMENTS as his/her act and deed, this 26<sup>th</sup> day of October, 2012.

JAN CARYL FOTH  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires March 14, 2015

  
Notary Public

My Commission Expires: \_\_\_\_\_