

Covenant Revisions

Here are the revisions to the Covenant.

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**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND
RESTRICTIONS OF
THE PINES AT LONG NECK**

THIS FIRST AMENDMENT to The Pines at Long Neck Declaration of Covenants, Conditions, and Restrictions is made this 9th day of May, 2012 by THE PINES AT LONG NECK HOMEOWNER'S ASSOCIATION, INC., a corporation of the State of Delaware, together with the written consents of a majority of the owners of the lots of The Pines at Long Neck, pursuant to Section 23 of the The Pines at Long Neck Declaration of Covenants, Conditions, and Restrictions dated the 17th day of April, 1995, which is of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, at Deed Book 2050, Page 247, *et seq.*

Pursuant to Section 23 of said Declaration, the following Amendments to said Declaration were adopted by the affirmative vote of a majority of the owners of the lots of The Pines at Long Neck. One hundred nineteen total votes were cast and the approval rate was 89.9%. This First Amendment to the aforesaid Declaration has been executed by THE PINES AT LONG NECK HOMEOWNER'S ASSOCIATION, INC. The following changes are made to the aforesaid Declaration of Covenants, Conditions, and Restrictions dated the 17th day of April 1995, which is of record in the Office of the

Recorder of Deeds, in and for Sussex County, Delaware, at Deed Book 2050, Page 247, *et seq.*:

1. In Paragraph 1 delete the word "Developer" and substitute therefore "Homeowner's are the fee simple owners".
2. In Paragraph 2 delete the word "Developer" and substitute therefore "the Homeowner's Association desires".
3. In Paragraph 3 delete the word "Developer" and substitute therefore "the Homeowner's Association desires".
4. In Paragraph 4 delete the word "will" and substitute therefore "the Developer did incorporate".

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5. In Section 4 "Obligations of the Association", Paragraph B, delete the words "replace all dead or destroyed original landscaping on all common areas" and substitute therefore "original landscaping on all common areas, except as restricted by County, State, or Federal wetlands regulations".
6. In Section 9 "Property Exempt From Assessment", delete the words "All lots owned by the Developer and not deeded by the Developer to third persons".
7. In Section 4 "Restrictions As To Types of Improvements", Paragraph (b) (1) delete the words "Size – singlewide nine hundred eighty (980) square feet" and substitute therefore "Size – singlewide: Not Permitted".
8. In Section 10 "Setback Restrictions", Paragraph A delete the words "height Limitations".
9. Delete Section 16 "Landscaping", Paragraph B, in its entirety.
10. Delete Section 17 "Natural Features", Paragraphs A, B, & C in their entirety.
11. In Section 18 "Driveways", delete the words "and shall require prior written approval by the Association" and substitute therefore "All vehicles must be parked on hard surface".
12. Delete Section 22 "Other Apparatus" in its entirety.
13. Section 24 "Golf Carts", New addition: Golf cart owners shall submit their name, address, and number of golf carts that will be registered by house number. Owners are required to affix house numbers on golf carts at the rear or passenger side. No one under the age of sixteen may operate a golf cart unless accompanied by a licensed driver.
14. Section 25 "Carports", New addition: Carports must be placed on side or rear of lot behind front boundary of lot.

15. Section 26 "Rentals", New addition: No property in the Pines may be rented for less than six months.

16. Section 5 "General Provisions", Paragraph 1, delete the words "consent of two-thirds (2/3)" and substitute therefore "consent of a majority plus one".

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