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BK 02108 2206

3-30 16.00 82.00-202.00

AMENDMENT TO CEDAR CREEK LANDING
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WHEREAS, the original Cedar Creek Landing Declaration of Covenants, Conditions and Restrictions were declared by Thetavest, Inc. (hereinafter "Declarant"), and were recorded in the Office of the Recorder of Deeds, in and for Sussex County, in Deed Book 2101 at page 170 on January 19, 1996.

NOW THEREFORE, Declarant hereby amends and corrects said Cedar Creek Landing Declaration of Covenants, Conditions and Restrictions as follows:

1. Delete subparagraph (v) of Article VII, Section 4 D) in its entirety, and substitute in lieu thereof the following:

(v) The minimum size of each one-story residential structure shall be 1,248 square feet at the base of the foundation, or at the exterior base of the perimeter walls, exclusive of eaves and overhangs, unheated porches and decks, which are excluded from the minimum base dimensional calculation; and for a two-story structure, the minimum square footage at the base of the foundation or at the exterior base of the perimeter walls, exclusive of eaves and overhangs, unheated porches and decks, which are excluded from the minimum base dimensional calculation, shall be 800 square feet.

2. Except as hereby amended, the Cedar Creek Landing Declaration of Covenants, Conditions and Restrictions, recorded in the Office of the Recorder of Deeds, in and for Sussex County, in Deed Book 2101 at page 170, is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Declarant, Thetavest, Inc., has executed this Amendment to Cedar Creek Landing Declaration of

PREPARED BY:

SERGOVIC & ELLIS, P.A.
9 NORTH FRONT STREET
P. O. Box 566
GEORGETOWN, DE 19947

BK 02108 2207

Covenants, Conditions and Restrictions this 27th day of
February, A.D. 1996.

THETAVEST, INC.

By R. Craig Hudson
President

Attest R. Craig Hudson
Treasurer

STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, That on this 27th day of February, A.D. 1996, personally came before me, The Subscriber, a Notary Public for the State and County aforesaid, R. Craig Hudson, President of THETAVEST, INC., a corporation of the State of Delaware; party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and Deed, and the act and the Deed of the said corporation; that the signature of the President is in his own proper handwriting; that the seal affixed is the common and corporate seal of the said corporation duly affixed by its authority; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by resolution of the Board of Directors of the said corporation.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

Joan L. Tyndall
Notary Public

Joan L. Tyndall
Notary Public, Delaware
Comm. Exp. 2/9/97

RECORDER OF DEEDS
FRANCIS X. KRAUSKAS

96 FEB 28 AM 11:41

SUSSEX COUNTY
DOC. SURCHARGE PAID

SERGOVIC & ELLIS, P.A.
9 NORTH FRONT STREET
P. O. Box 566
GEORGETOWN, DE 19347

3-18-96