

Prepared By: Christopher Buczkowski
Return To: Robert J. Perfetti
Cedar Creek Land Owners Association
P.O. Box 14 Lincoln, De 19960

BK: 4045 PG: 273

Tax District 3-30
Map 16.00
Parcel 86 thru 202 Inclusive

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., 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, Cedar Creek Land Owners Association (hereinafter "Declarant") hereby amends and corrects said Cedar Creek Landing Declaration of Covenants, Conditions and Restrictions as follows;

1. Revise Article IIX, Section 1, Second Line (2) the portion thereof;
(2) Subject, however to the provision that the Association or it's successors, by and with the vote or written consent of eighty percent (80%) of the eligible votes of the membership, shall have the power to waive, abandon, terminate, modify, alter, change, amend, eliminate or add to these Restrictions and this Declaration at any time hereafter.

And substitute in lieu thereof the following;

Subject, however to the provision that the Association or it's successors, by and with the vote or written consent of at least fifty-one percent (51%) of the total membership at any regular or special meeting, provided that notice of the proposed amendment shall have been given to each Owner at least ten (10) days in advance of such meeting or pursuant to written instrument duly executed by a majority of the Owners, shall have the power to waive,

abandon, terminate, modify, alter, change, amend, eliminate or add to these Restrictions and this Declaration at any time hereafter.

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 the Sussex County, in Deed Book 2101 at page 170, is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Declarant, Cedar Creek Land Owners Association, has executed this Amendment to Cedar Creek Landing Declaration of Covenants, Conditions and Restrictions this 19th day of SEPT., A.D. 2012.

CEDAR CREEK LAND OWNERS ASSOCIATION

By: Robert J. Perfetti
Robert J. Perfetti
President

Attest: Christopher Buczkowski
Christopher Buczkowski
Member-at-large

SEP 27 2012
ASSESSMENT DIVISION
OF SUSSEX COUNTY

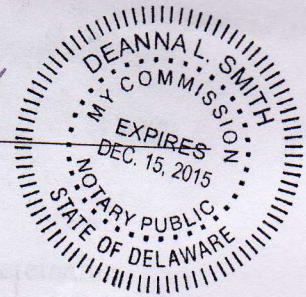
STATE OF DELAWARE

COUNTY OF SUSSEX

BE IT REMEMBERED, That on this 19 day of September A.D. 2012, personally came before me, The Subscriber, a notary Public for the state and County aforesaid, Robert J. Perfetti, President of Cedar Creek Land Owners Association, party to this Indenture, known to me personally as such, and acknowledged this Indenture to be his act and Deed, and the act and deed of said Home Owners Association; that the signature of the President is in his own proper handwriting, that the seal affixed is the common seal of the said Home Owners Association 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 Members of the said Homeowners Association.

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

Deanna L. Smith
Notary Public



RECEIVED

SEP 27 2012

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
Scott Dailey
Sep 27, 2012 12:05P
Sussex County
Doc. Surcharge Paid