

Tax Parcel Nos:10-040.40-171, 10-041.10-
319 through 325, 10-041.30-001 through
005 and 007 through 010, 10-041.30-024
through 080

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FIRST AMENDMENT TO
DECLARATION OF RESTRICTIONS OF

BAYVIEW MANOR
MAINTENANCE CORPORATION

FIRST AMENDMENT TO
DECLARATION OF RESTRICTIONS OF
BAYVIEW MANOR

Bayview Manor, hereby amends the Declaration of Restrictions of Bayview Manor dated April 18, 2002, as the same does more fully appear in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, at Instrument Number 2001122101086-49, pursuant to and as authorized by Article III, Section 1 of the Declaration.

1. Article I, Section 11. Fences. Is deleted in its entirety and a new Article I, Section 11 is added to read as follows:

No fences shall be constructed or maintained upon the Lots until the plans for the same have been approved by Declarant, in accordance with the provisions of Section 21 herein. No enclosing or non-enclosing fence or barrier (hereinafter the "fence") shall be erected on any Lot closer to the front street line than the rear-most wall of the principal building on said Lot except for fences on corner Lots that may extend from the rear yard toward the side street, but under no circumstances may the fence be closer to the street than five feet from the side curb and must be otherwise in conformity with the New Castle County Unified Development Code regulations pertaining to fences and this Declaration. No fences shall be of a height of more than four (4) feet and all such fences shall be post and rail, or split rail, hardwood constructed, or other material approved by the Architectural Review Committee, including white PVC, with (3) horizontal rails or otherwise as approved. The height and width of the entire interior perimeter of such fences must be fully covered with green wire mesh. In any event, no such fences shall be constructed or maintained upon the Lots until the plans for the same have been approved by Architectural Review Committee in accordance with the provision of Section 21 herein.