



70 2007 00106751

Kent County
Betty Lou McKenna
Recorder of Deeds
Dover, DE 19901

Instrument Number: 2007-106751

Recorded On: October 23, 2007

As-Miscellaneous With Notation

Parties: IRISH HILL SERVICE CORPORATION

To IRISH HILL SERVICE CORPORATION

of Pages: 4

Comment:

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Miscellaneous With Notation	34.00	Marginal Notation	5.00
# of Pages	3	# of Notes	1
	0		0
Total:	39.00		

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County,

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2007-106751

Receipt Number: 165618

Recorded Date/Time: October 23, 2007 10:08:32A

Book-Vol/Pg: BK-RE VL-4118 PG-142

User / Station: T Miller - Cashier 3

BONNIE BENSON

306 EAST CAMDEN WYOMING AVENUE

CAMDEN DE 19934



Betty Lou McKenna

Kent County Tax Parcel No.:
SM-00-112.00-03-01.00-000 thru SM-00-112.00-03-97.00-000
SM-00-112.00-04-01.00-000 thru SM-00-112.00-04-10.00-000
Prepared By and Return To:
Bonnie M. Benson, P.A.
306 E. Camden-Wyoming Avenue
Camden, Delaware 19934

AMENDMENT TO DECLARATION OF RESTRICTIONS
APPLICABLE TO IRISH HILL

THIS AMENDMENT made this 11th day of October, 2007 by Irish Hill Service Corporation, a Delaware corporation, and successor to the Declarant, hereinafter sometimes referred to as the "IHSC or Association".

WHEREAS, the Declarant previously executed a Declaration of Restrictions ("Restrictions") that encumbers all of the within the Irish Hill subdivision as depicted on the record plan of said subdivision as recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware in Plot Book 62, Pages 78 and 79, said Declaration of Restrictions being recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 526, Page 275; and

WHEREAS, Declarant has previously conveyed all of said lots and as a consequence thereof the authority to amend the restrictions for said development has been transferred to the Association;

WHEREAS, the Association, after having conducted a meeting of its members has obtained the written consent of a minimum of seventy-five percent (75%) of the lots owners within Irish Hills in support of the amendments set forth herein; and

WHEREAS, the Association hereby desires to amend said Restrictions as hereinafter set forth.

NOW, THEREFORE, the Irish Hill Service Corporation hereby amends said Restrictions as follows, to wit:

1. The first clause of Paragraph 3 of said Restrictions is hereby amended to read as follows:

"No building, structure of any kind, ornaments, fence, pond, tennis court, in-ground swimming pool, outside lights, streets, roads, or driveways and parking areas (collectively referred to as "structure" or "structures") shall be constructed, erected, placed, replaced, moved, removed or altered on any lot unless and until the proposed building plans, set-backs, specifications, materials, exterior color or finish, elevation, site layout, and/or plot plan showing the proposed location of each structure, and identification of contractor and construction schedule, shall have been submitted in writing to an approved by an Architectural Review Committee (hereinafter "ARC") for the purpose of approving all construction, improvements, site and location of buildings or structures and similar matters within Irish Hill. Approval of plans, set-backs, location, alterations, specifications, materials, exterior color or finish, elevation, site layout, plot plan and other matters as aforesaid may be refused by the ARC upon any ground, including safety or the appearance of the structure from the adjoining residences, which in the sole and absolute discretion of the ARC shall seem sufficient, provided, however, that the ARC shall have thirty (30) days from the actual receipt of written submission of said plans and like matter as aforesaid sent by United States Postal

Service, registered mail, or other request requiring ARC approval sent by United States Postal Service, registered mail, to review said plans and like matters as aforesaid. Failure of the ARC to respond within such time shall be deemed an approval. No alterations in the exterior appearance of any building or structure shall be made unless approved by the ARC."

2. Paragraph 7(a) shall be amended to read as follows:

"There shall not be erected, permitted or maintained upon any of the lots within the Irish Hills subdivision any above-ground pool, accessory building, tent, shack, barn, stable, cattle yard, hog pen, foul yard or building of any nature or description except a single-family residence with attached garage, constructed in accordance with these restrictions. Furthermore, no graveyard, hospital, sanitarium, asylum, or similar or kindred institution nor any truck other than a pickup body truck, truck tractor, semi-trailer, derelict car, trailer, mobile home (all as defined under 24 Del. C. Section 101) be maintained or remain for more than 24 hours within the subdivision."

3. Except as specifically amended by paragraphs one and two hereof, all other provisions of said Restrictions shall remain in full force and effect.
4. This Amendment shall be interpreted in accordance with Delaware law.
5. This Amendment shall be binding upon the all of the lot owners of Irish Hill, their successors and assigns.

IN WITNESS WHEREOF, the said Michael L. Morton, President of Irish Hill Service Corporation has hereunto set his hand and seal to the day and year first above written, duly attested by the Secretary of the said Association.

Carol Spillane
Witness

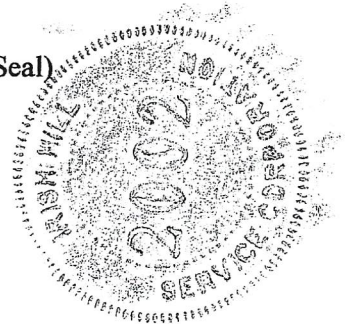
Irish Hill Service Corporation

By: Michael L. Morton
Michael L. Morton, President

Attest: Albert L. Burns
Albert L. Burns, Secretary

[Signature]
Witness

(Corporate Seal)



STATE OF DELAWARE)
):SS.
COUNTY OF KENT)

BE IT REMEMBERED, that on this 11 day of Oct., 2007, personally appeared before me, the subscriber, a Notary Public for the State and County aforesaid, Michael L. Morton, President of Irish Hill Service Corporation, a Delaware corporation, known to me personally to be such, and acknowledged this indenture to be his act and deed and the act and deed of said Association as authorized by the its Board of Directors.

GIVEN under my hand and seal of office the day and year aforesaid.

Deborah A. Polite
Notary Public

Name: _____
Commission Expires: 7-21-2008

