

Tax Parcel Numbers: 06-026.00-015-C0101 et seq.
Through 06-026.00-015-C0712;
(Being all 82 Units at The Towers of Valley Run)



20251106-0080635
P. 1 of 3 F:50.00 11/6/2025 11:58:29 AM
Michael E. Kozikowski T20250047027
New Castle Recorder BYLAW DECL

Prepared by &

Return to: Paul E. Bilodeau, Esquire
Reger Rizzo Darnall, LLP (#23-035)
1521 Concord Pike, Suite 305
Wilmington, DE 19803

**CERTIFICATE OF AMENDMENT
CODE OF REGULATIONS
FOR THE TOWERS OF VALLEY RUN CONDOMINIUMS**

THIS IS TO CERTIFY on October 26, 2025, that, pursuant to 25 Del. C. §2207 and §2211 (3) of the Unit Property Act, and consistent with the requirements of Section 9(i) of the Enabling Declaration for The Towers of Valley Run Condominiums, dated April 22, 1980, recorded with the New Castle County Recorder of Deeds at Deed Record Book C110, Page 117 et seq., as amended (hereinafter called "the Declaration"), and Article IX, Sections 1-3 of the Towers of Valley Run Code of Regulations, recorded with the New Castle County Recorder of Deeds at Deed Record Book C110, Page 132 et seq., as amended, at a duly noticed meeting of the Council of The Towers of Valley Run Condominiums held on September 26, 2023, at which meeting a quorum was present,

THE TOWERS OF VALLEY RUN CONDOMINIUMS CODE OF REGULATIONS dated and recorded as stated above, as previously amended, was further amended by said Condominium Council's unanimous vote to adopt the provisions set forth in Exhibit A attached hereto; and

As no special meeting of the Unit Owners was requested in the fifteen days following the notification to Unit Owners, as required under Article IX, Section 3, of the Code of Regulations, the amendment is deemed approved by the Unit Owners.

IN WITNESS WHEREOF, the Council of The Towers of Valley Run Condominiums has caused this Certificate of Amendment to be executed by Christine Day, its President, duly attested by the Secretary of the Council, the day and year first above written.

COUNCIL OF THE TOWERS OF VALLEY RUN CONDOMINIUMS

By: Christine Day
Christine Day, President

Attest: Sarah Hutton
Sarah Hutton, Secretary

CERTIFICATION

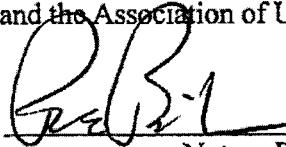
I, Brianna Dawn Wolfle, member of the Council of The Towers of Valley Run Condominiums, do hereby certify that the foregoing Amendment was duly enacted in accordance with the provisions of the Declaration and the Code of Regulations of The Towers of Valley Run Condominiums.



Brianna Dawn Wolfle, Council Member

STATE OF DELAWARE)
) ss:
NEW CASTLE COUNTY)

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Christine Day, known personally to me, who, as President of the Council and Association of Unit Owners of The Towers of Valley Run, Inc. did acknowledge her execution of the foregoing Certificate of Amendment as her act and deed and the act and deed of said Condominium Council, duly attested by the Secretary to the Council and the Association of Unit Owners, this 28th day of October, 2025.

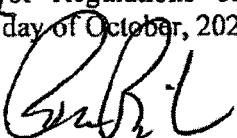


My Commission Expires: _____

STATE OF DELAWARE)
) ss:
NEW CASTLE COUNTY)

Notary Public
PAUL E. BILODEAU
Attorney at Law
Notarial Officer State of Delaware
My Commission Has No Expiration Date
29 Del.C. § 4323(a)(3)

Before Me, the Subscriber, a Notary Public of the State and County, aforesaid, appeared Brianna Dawn Wolfle, known personally to me, who, as a member of the Council of The Towers of Valley Run Condominiums, did acknowledge his execution of the Certification the foregoing Certificate of Amendment to the Code of Regulations of The Towers of Valley Run Condominiums as her act and deed, this 28th day of October, 2025.



Notary Public

My Commission Expires: _____

PAUL E. BILODEAU
Attorney at Law
Notarial Officer State of Delaware
My Commission Has No Expiration Date
29 Del.C. § 4323(a)(3)

EXHIBIT A

TO BEGIN NOVEMBER 1, 2023

Proposed Addendum to the Code of Regulations

FOR

The Towers of Valley Run Condominium Association

IT IS MOVED that the "Code of Regulations" for The Towers of Valley Run dated April 1, 1980, and of record at the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record C, Volume 110, Page 117, be amended by the addition to Article VI, Section 2. Duties of Officers (c) Treasurer.

"The Treasurer shall have the authority to collect Capital Contributions. All new owners will be charged a fee of 3 times the amount of monthly dues as a one-time Capital Contribution. These fees will be collected at settlement. These fees will be used to increase our Reserve Fund and offset the cost of maintenance and repairs to the Common Areas of our building. "