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BK: 3830 PG: 133

Tax Map No. 1-34-17-14
Prepared By and Return to:
Circle J Developers, LLC
2 Frankensberry Drive
Georgetown, DE 19947

AMENDMENT

TO

**MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
WATERSIDE**

Sussex County, Delaware

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to
CS

**Master Declaration of Covenants, Conditions and Restrictions for
Waterside**

Original Declaration of Covenants recorded BK 2676 page 267.

Reference to apartments and commercial area: On page 2 reference is made to "The Apartments of Waterside" and "Commercial Waterside" as part of the "Development". These two references should be deleted.

In August 2003 Circle J Developers, LLC purchased the "Homes of Waterside", the "Townhomes of Waterside" and "Canal Woods". The "Apartments of Waterside" and "Commercial Waterside" did not convey in the purchase.

The language in this paragraph should read as follows: "WHEREAS, the Developer proposes to create on the Property a mixed use community by creating three condominiums (as hereinafter defined), one of which for clustered houses to be known as "Homes of Waterside", one of which for multi-family townhouses, known as "Townhomes of Waterside", and one of which for multi-family townhomes to be known as "Canal Woods."

On page 4: Definitions: **COMMUNITY**- line two, delete "apartment buildings".

Article II Sec. 2.5.7.3 Swimming Pool (page 12): "Developer shall have the right to allow persons other than Owners to use the swimming pool and related facilities and to charge admission and other fees for the use thereof. Delete this Section. Only Owners of units and their guests are allowed use of the swimming pool and related facilities.

Article IV, Sec. 4.1.1 (page 14): Reference to the apartments, "owned by the Developer" and the swimming pool and the availability of the pool and facilities to apartment dwellers. Add a period after Article V; Delete the semi-colon and beginning with the word "specifically" to the end of the paragraph. The "Apartments of Waterside" are not part of the Waterside Community.

Sec. 4.9 Board of Directors (page 17): Reference to representation on the Board from the "Apartments" and the "Commercial Center" should be deleted. Language should be modified to read: "There shall be one (1) representative who is an owner from each of the following: Homes, Townhomes and Canal Woods there shall be two (2) representatives who are owners to be elected at large..."

Sec. 5.3.8.2 (page 21): Delete the three references to the Commercial Center.

Sec. 513 Maintenance Easement (pages 23-24): Insert on line 3 "adjacent undeveloped" in front of "Commercial Center". On line 10 insert "adjacent undeveloped" in front of "Commercial Center".

Sec. 8.35 Division of Units and Land (page 36): On line 3 insert the word "or" after "condominium and before "units". On line 4 delete "and apartment units".

**AMENDMENT
TO
MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
WATERSIDE**

**THESE AMENDMENTS TO THE MASTER
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WATERSIDE** is made pursuant to
Article II, Section 2.4 of the Master Declaration of Covenants,
Conditions and Restrictions for Waterside of record in the office of
the Recorder of Deeds in and for Sussex County at Georgetown,
Delaware, in Plot Book 67 at page 128

-witnesseth-

IN WITNESS WHEREOF, Circle J. Developers, LLC has
caused these amendments to the Master Declaration of Covenants,
Conditions and Restrictions for Waterside to be executed this
26th day of April 2010.

Amanda Garey

HOMES OF WATERSIDE

AMANDA MARIE GAREY
Notary Public
State of Delaware
Commission Expires May 15, 2011

Robin James

Robin James
Circle J. Developers, LLC

RECEIVED

OCT 06 2010

**ASSESSMENT DIVISION
OF SUSSEX COUNTY**

Recorder of Deeds
John F. Brady
Oct 06, 2010 02:06P
Sussex County
Doc. Surcharge Paid