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Michael E. Kozikowski T20240002512
New Castle Recorder BYLAW DECL

Prepared By & Return To:
Clairborne Maintenance Corporation
PO Box 549
Bear, DE 19701

**President's Certificate for By-Laws, Utility Storage Shed Specifications, and
Maintenance Agreement Amendment for Clairborne at Lexington Farms.**

The undersigned, Rich Boyer, acting in his capacity as President to Clairborne at Lexington Farms Maintenance Corporation (the "Association"), hereby certifies that:

1. I am the President of the Association.
2. (a) The original, Bylaws of Clairborne at Lexington Farms Maintenance Corporation provided by the Original Declarant "Reston Corporation" to the Clairborne Maintenance Association, did not register said document with the New Castle County, Recorder of Deeds, Delaware.

(b) The Original Declarant, Reston Corporation, did not register the Utility Storage Shed Specifications Clairborne at Lexington Farms drafted by Mark L Handler of the Clairborne Development Company, dated 4/28/92, and provided to the Clairborne Maintenance Association, with the New Castle County Recorder of Deeds, Delaware.

(c) Maintenance Agreement with New Castle County, Amendment of the Declaration of Restrictions dated October 4, 2000, with an affirmed vote of 164 to 12 against, as recorded in the Meeting Minutes dated, February 15, 2001, failed to be registered by the Board of Directors, with New Castle County Recorder of Deeds, Delaware.
3. Attached hereto as Exhibit A; Tax Map and Parcel Numbers
4. Attached hereto as Exhibit B; is a true, accurate, and complete copy of the Bylaws of Clairborne at Lexington Farms Maintenance Corporation, effective February 14, 2023, to include ARTICLE IV - CORPORATION PURPOSES Section 2; Enforcing the Covenants and Restrictions, Approved by the General Membership on 2/14/2023. All references to the Original Declarant, "Clairborne Development Company" have been removed from the document, Bylaws of Clairborne at Lexington Farms Maintenance Corporation.
5. Attached hereto as Exhibit C; is a true, accurate copy of the Original, Utility Storage Shed Specifications Clairborne at Lexington Farms.
6. Attached hereto as Exhibit D; Amendment of the Declaration of Restrictions dated, October 4, 2000, approved meeting minutes dated February 15, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of 3rd day of January 2024

CLAIRBORNE AT LEXINGTON
FARMS MAINTENANCE
CORPORATION

Rich Boyer
Rich Boyer President

Rich Quickle
Rich Quickle Secretary

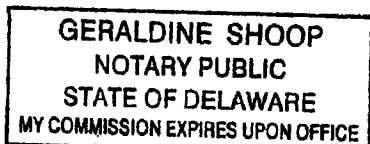
STATE OF DELAWARE :

: ss.

COUNTY OF NEW CASTLE :

BE IT REMEMBERED, that on this 3rd day of January, A.D. 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Rich Boyer, President of Clairborne at Lexington Farms Maintenance Corporation, and Rich Quickle, Secretary of Clairborne at Lexington Farms Maintenance Corporation to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and Deed, and the act and Deed of the said corporation; that the signatures of the President, and Secretary are of their own; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by the governing Board of Directors.

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



Geraldine Shoop
NOTARY PUBLIC

Print Name:

GERALDINE SHOOP

My Commission Expires:

UPON OFFICE

ALL that certain piece, parcel or tract of land situate in Pencader Hundred, New Castle County and State of Delaware being Parcel No. 1 according to the Record Minor Subdivision Plan for Property of Glasgow Trust, James P. Brennan Trustee, as recorded in the office of the Recorder of Deeds in and for New Castle County, Microfilm No. 9106, March 23, 1988, prepared by Ramesh C. Batta Associates, P.A., Consulting Engineers and Land Surveyors, Plan No. 81959-D-4556; and also shown on a Record Major Subdivision Plan for CLAIRBORNE AT LEXINGTON FARMS, recorded in the Office of the Recorder of Deeds aforesaid, Microfilm No. 9481, October 27, 1988, prepared by Ramesh C. Batta Associates, P.A., Consulting Engineers and Land Surveyors, Plan No. 81959-C-4948 (The Record Major Subdivision Plan includes a 15 foot wide parcel of land on the westerly side of Route 896 as undedicated, which 15 foot wide parcel of land is not included as part of the lands herein conveyed, said 15 foot wide parcel of land having been previously dedicated as additional right-of-way for Route 896, pursuant to the aforesaid Record Minor Subdivision Plan.) and being more particularly described as follows to wit:

Beginning at a point formed by the intersection of the northerly right-of-way line of Howell School Road, a/k/a Denny Road (County Road 396) (30-foot halfwidth) with the westerly right of way line of Route 896 (85 feet wide, 50 feet halfwidth).

Thence, from said Point of Beginning the following seven (7) courses and distances:

- (1) With the northerly right-of-way line of Howell School Road, a/k/a Denny Road south 82 degrees 56 minutes 30 seconds west, 2,920.73 feet to a corner for Parcel No.2, thence, with same;
 - (2) North 07 degrees 03 minutes 30 seconds west, 2,175.89 feet to a corner for lands now or formerly of Pencader Associates, Inc., thence, with same;
 - (3) North 06 degrees 38 minutes 13 seconds west, 437.25 feet to a point in the line of lands now or formerly of Thomas C.F. Harrison, thence, with same;
 - (4) North 83 degrees 21 minutes 47 seconds east, 2,905.98 feet to a point on the westerly right-of-way line of Route 896, thence, with same the next three courses and distances;
 - (5) South 05 degrees 53 minutes 50 seconds east, 869.59 feet to a point of curvature, thence,
 - (6) By an arc curving to the left having a radius of 22,968.31 feet, an arc distance of 1,576.76 feet to a point of tangency, thence, with same;
 - (7) South 09 degrees 49 minutes 50 seconds east, 146.22 feet to the Point and Place of Beginning.
- Containing within said metes and bounds 173.0745+ acres of land be they the same more or less.

EXCEPTING THEREOUT AND THEREFROM, the following as shown on the aforesaid Record Major Subdivision Plan:

1. A square parcel of land bordering Howell School Road, a/k/a Denny Road, measuring 100 feet in length and 100 feet in width and containing .2296 ± acres of land and dedicated to New Castle County for use for a future pump station, pursuant to the aforesaid Record Major Subdivision Plan.
2. A 20 foot wide additional right-of-way for Howell School Road, a/k/a Denny Road, extending from the northwest intersection of Route 896 with Howell School Road, a/k/a Denny Road to the proposed Lexington Parkway, all as shown on the aforesaid Record Major Subdivision Plan as being dedicated.
3. A rectangular piece of land containing 13.8797 + acres on the westerly side of Route 896 designated "reserved for the State of Delaware" on the aforesaid Record Major Subdivision Plan.

BEING the same lands and premises which RESTON CORPORATION, a Delaware corporation, by Indenture, dated May 25, 1989, and of record in the Office of the Recorder of Deeds in and for New Castle County in Deed Book 875, Page 266, granted and conveyed unto CLAIRBORNE DEVELOPMENT COMPANY, a Delaware corporation, in fee.

EXHIBIT A
Clairborne at Lexington Farms Tax Parcel Numbers

11-036.40-001	11-036.40-064	11-041.20-030	11-042.10-001
11-036.40-002	11-036.40-065	11-041.20-031	11-042.10-002
11-036.40-003	11-036.40-066	11-041.20-032	11-042.10-003
11-036.40-004		11-041.20-033	11-042.10-004
11-036.40-005	11-037.30-001	11-041.20-034	11-042.10-005
11-036.40-006	11-037.30-002	11-041.20-035	11-042.10-006
11-036.40-007	11-037.30-003	11-041.20-036	11-042.10-007
11-036.40-008	11-037.30-004	11-041.20-037	11-042.10-008
11-036.40-009	11-037.30-005	11-041.20-038	11-042.10-009
11-036.40-010	11-037.30-006	11-041.20-039	11-042.10-010
11-036.40-011	11-037.30-007	11-041.20-040	11-042.10-011
11-036.40-012	11-037.30-008	11-041.20-041	11-042.10-012
11-036.40-013	11-037.30-009	11-041.20-042	11-042.10-013
11-036.40-014	11-037.30-010	11-041.20-043	11-042.10-014
11-036.40-015	11-037.30-011	11-041.20-044	11-042.10-015
11-036.40-016	11-037.30-012	11-041.20-045	11-042.10-016
11-036.40-017	11-037.30-013	11-041.20-046	11-042.10-017
11-036.40-018	11-037.30-014	11-041.20-047	11-042.10-018
11-036.40-019	11-037.30-015	11-041.20-048	11-042.10-019
11-036.40-020	11-037.30-016	11-041.20-049	11-042.10-020
11-036.40-021	11-037.30-017	11-041.20-050	11-042.10-021
11-036.40-022	11-037.30-018	11-041.20-051	11-042.10-022
11-036.40-023	11-037.30-019	11-041.20-052	11-042.10-023
11-036.40-024	11-037.30-020	11-041.20-053	11-042.10-024
11-036.40-025	11-037.30-021	11-041.20-054	11-042.10-025
11-036.40-026	11-037.30-022	11-041.20-055	11-042.10-026
11-036.40-027	11-037.30-023	11-041.20-056	11-042.10-027
11-036.40-028	11-037.30-024	11-041.20-057	11-042.10-028
11-036.40-029	11-037.30-025	11-041.20-058	11-042.10-029
11-036.40-030	11-037.30-026	11-041.20-059	
11-036.40-031	11-037.30-027	11-041.20-060	
11-036.40-032	11-037.30-028	11-041.20-061	
11-036.40-033	11-037.30-029	11-041.20-062	
11-036.40-034		11-041.20-063	
11-036.40-035	11-041.20-001	11-041.20-064	
11-036.40-036	11-041.20-002	11-041.20-065	
11-036.40-037	11-041.20-003	11-041.20-066	
11-036.40-038	11-041.20-004	11-041.20-067	
11-036.40-039	11-041.20-005	11-041.20-068	
11-036.40-040	11-041.20-006	11-041.20-069	
11-036.40-041	11-041.20-007	11-041.20-070	
11-036.40-042	11-041.20-008	11-041.20-071	
11-036.40-043	11-041.20-009	11-041.20-072	
11-036.40-044	11-041.20-010	11-041.20-073	
11-036.40-045	11-041.20-011	11-041.20-074	
11-036.40-046	11-041.20-012	11-041.20-075	
11-036.40-047	11-041.20-013	11-041.20-076	
11-036.40-048	11-041.20-014	11-041.20-077	
11-036.40-049	11-041.20-015	11-041.20-078	
11-036.40-050	11-041.20-016	11-041.20-079	
11-036.40-051	11-041.20-017	11-041.20-080	
11-036.40-052	11-041.20-018	11-041.20-081	
11-036.40-053	11-041.20-019	11-041.20-082	
11-036.40-054	11-041.20-020	11-041.20-083	
11-036.40-055	11-041.20-021	11-041.20-084	
11-036.40-056	11-041.20-022	11-041.20-085	
11-036.40-057	11-041.20-023	11-041.20-086	
11-036.40-058	11-041.20-024	11-041.20-087	
11-036.40-059	11-041.20-025	11-041.20-088	
11-036.40-060	11-041.20-026	11-041.20-089	
11-036.40-061	11-041.20-027	11-041.20-090	
11-036.40-062	11-041.20-028	11-041.20-091	
11-036.40-063	11-041.20-029	11-041.20-092	

**Utility Storage Shed Specifications
Clairborne at Lexington Farms**

LOCATION: Rear of House

- Not less than 10' from any rear or side property line and inside plane of each end (side) of house extended to rear line (See Attached Diagram #1)

SIZE LIMITS:

- Not less than 64 square feet
- Not larger than 144 square feet
- Not longer than 14' on a side
(See Attached Diagram #2)

HEIGHT:

- Maximum 10'6" height to ridge
- "A" frame roof design only

ROOF MATERIAL:

- Asphalt Shingles to match roof of home

SIDING:

- Vinyl siding to match home

COLOR:

- All siding and trim to match home...no exceptions
- Door color to match siding color

LANDSCAPE:

- All landscape must match house (shrubs) and be located on all blank sides. A minimum of 3 shrubs per side and at least 2'6" in height.

GENERAL:

- Only one shed per lot
- Frame construction - no metal sheds (aluminum, steel, etc.)
- Door of shed to face rear of house
- Max number - two windows 2'0x2'0 in size
- Shed to set on 4"x12"x2" concrete "patio blocks" or full concrete pad

All sheds require approval of architectural committee prior to installation

4/28/92

CLAIRBORNE SHED DETAIL
DIAGRAM #2

