

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



**20240118-0003624**

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Michael E. Kozikowski  
New Castle Recorder

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BYLAW DECL

**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  
F FARMS MAINTENANCE  
C 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                     |
| STATE OF DELAWARE                 |
| MY COMMISSION EXPIRES UPON OFFICE |

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

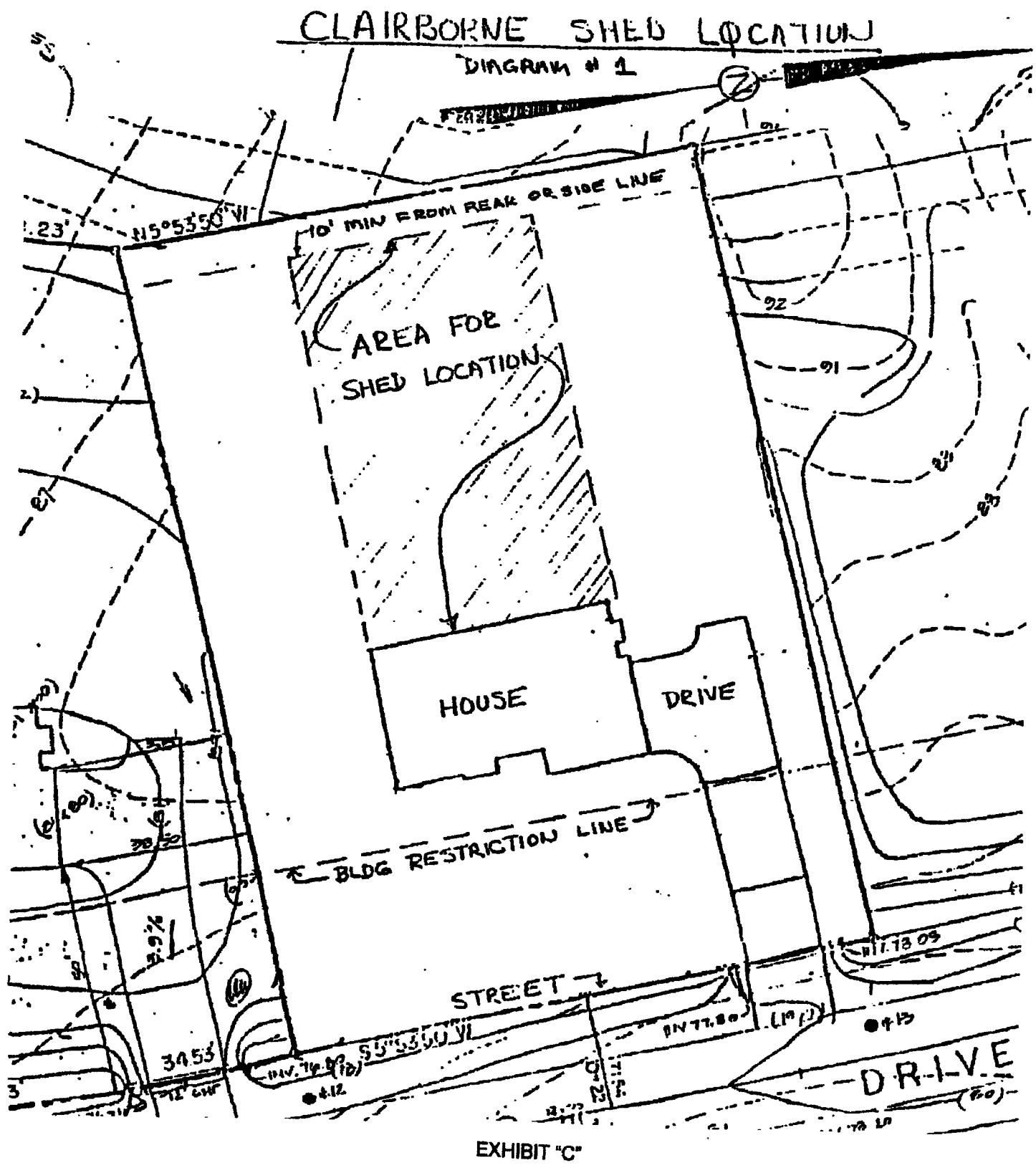
LANDSCAPE:

- 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/ox2/o 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



9/28/92

CLAIRBORNE SHED DETAIL  
DIAGRAM #2

ROOF TO MATCH HOUSE

