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Michael E. Kozikowski  
New Castle Recorder MISC

Prepared By:

-and-

Board of Directors  
of the Penn

Return To:

Major Maintenance  
Corporation

c/o Gross & Simons

913 N. Market St.

Wilmington, DE 19801

MISC.

BETWEEN Notice of Limited Amendment

to Declaration of Restrictions - Thistleberry Farms

SEE ATTACHED

**NOTICE OF LIMITED AMENDMENT  
TO DECLARATION OF RESTRICTIONS**

PLEASE TAKE NOTICE that the reference to fence placement and construction contained in Article III, Section 2 (the "1996 Fence Restriction") of the Declaration of Restrictions of the community of Thistleberry Farms, dated October 15, 1996 and recorded at the offices of the New Castle County Recorder of Deeds, Book 2188, Page 0231 (the "Declaration of Restrictions"), provides that:

**No fence, artifacts, artifacts, or plantings that acts as a barrier shall be erected, planted, placed or manufactured on any lot, except with the written Approval of the Architectural Committee.**

**All fences shall be constructed of two (2) or three (3) rail, post and rail construction.**

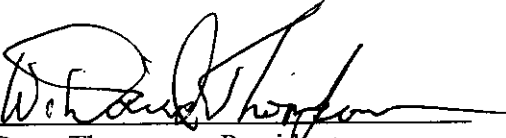
PLEASE TAKE FURTHER NOTICE that in order to *inter alia*, bring the 1996 Fence Restriction into compliance with section 3109.4 of New Castle County Code, by a vote of no less than two-thirds of the lot owners of Thistleberry Farms *a/k/a* the Owners of Lots 75 through 105 and Lots 124 through 228 of the Plan of Development of Penn Manor (the "Lot Owners"), as evidenced by the signatures of such Lot Owners on file with the Board of Directors of the Penn Manor Maintenance Corporation, and with an effective date of October 27, 2007, the 1996 Fence Restriction was amended as follows:

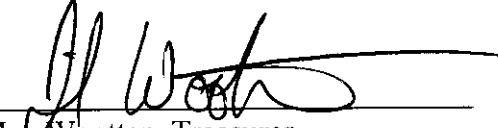
**All fences shall be constructed of two (2) or three (3) rail, post and rail construction with the following exception:**

**Fences used solely for the purpose of enclosing an in-ground pool may be constructed of wrought iron-style metal. This fence may not surround the perimeter of the property. Fence shall meet all local building code restrictions regarding pool enclosures; chain link shall not be acceptable. Aluminum fence shall be coated with enamel paint or powder coated, color to be "earth tone". The fence shall remain at least 65% open and have a maximum spacing between vertical members of four (4) inches and a maximum clear height below the fence of four (4) inches. Architectural Committee approval is required prior to all fence installations.**


PLEASE TAKE FURTHER NOTICE that all other provisions of the Declaration of Restrictions remain in full force and effect.

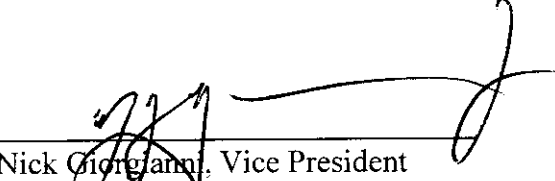
The foregoing Notice was prepared and approved by the Board of Directors of the Penn Manor Maintenance Corporation on this 12th day of March 2014.

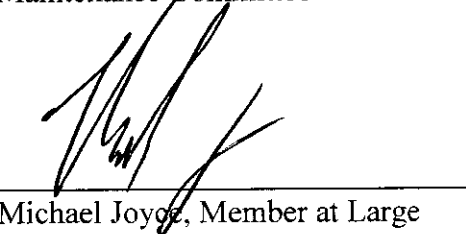
  
Dave Thompson, President

  
Jen Wootten, Treasurer

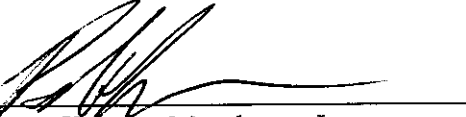
  
Scott McCarter, Secretary


  
Brent Loble, Vice President  
Maintenance Committee

  
Nick Giorganni, Vice President  
Architecture Committee

  
Michael Joyce, Member at Large

  
Don Harper, Member at Large

  
Pete Krause, Member at Large

  
Mia Burch, Member at Large