

THE COUNCIL OF THE DEVON

The Devon Condominium
2401 Pennsylvania Avenue, #106
Wilmington, Delaware 19806
Phone: (302) 658-5366
Fax: (302) 658-5647

February 11, 2013

Richard Franta, Esq.
1301 N. Harrison Street
The Dorset, Suite 102
Wilmington, DE 19806

Dear Dick:

Please prepare the necessary papers to record two separate amendments, one to the Code of Regulations and one to the Declaration, as follows:

Code of Regulations

At a duly noticed meeting of the Council of the Devon on October 22, 2012, by unanimous vote, the Council voted to amend Article 2: I. Quorum of the Devon Code of Regulations as follows:

"Except as otherwise provided in this Code of Regulations, the presence in person or by absentee ballot of 40% of the Owners shall constitute a quorum at all meetings and write-in votes of the Association of Owners."

Declaration of Condominium

At a duly noticed write-in vote by the Devon Association of Owners conducted between November 27, 2012 and December 11, 2012, and counted on December 12, 2012, a majority of 63.4% of owners were represented by write-in ballot, constituting a quorum, and a majority of those voting voted to amend Article 12: I. of the Devon Declaration of Condominium as follows:

"Whenever, in the sole opinion of the Council, the Common Elements shall require an addition, alteration or improvement costing in excess of Fifty Thousand Dollars (\$50,000), and where the primary purpose is to create a new Common Element, such expense must be approved by a majority of Unit Owners. Any such expense costing Fifty Thousand Dollars (\$50,000) or less, or any expense where the primary purpose of the addition, alteration or improvement is to maintain, repair or replace the existing Common Elements, may be made by the Council without the approval of Unit Owners."

Council President is Thomas W. Lynch, secretary is Edna Chaikin. Please call with any questions.

Respectfully,

Larry O'Brien