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Michael E. Kozikowski  
New Castle Recorder

T20200047374  
MISC

Tax Parcel Nos. 18-033.00-076C and  
18-033.00-080

Prepared by and Returnable to:  
Documents Committee  
Village of Fountainview Condominium Assn  
2000 Fountainview Circle 404  
Newark, DE 19713

*[Signature]*

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED  
CODE OF REGULATIONS  
VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION**

The Council of Village of Fountainview Condominium Association duly adopted the following Fourth Amendment to the Amended and Restated Code of Regulations of the Association (Instrument No. 20180921-0048286) at a Regular Council Meeting convened on August 12, 2020 via Zoom video-conferencing:

ARTICLE IX, Sec. 9.3 of the Amended and Restated Code of Regulations captioned "Mandatory Lease Provisions," is hereby amended by inclusion of missing Exhibit B in the following form:

**Exhibit B**

**LEASE ADDENDUM**

THIS LEASE ADDENDUM amends the Lease originally dated \_\_\_\_\_ applying to Unit \_\_\_\_\_ in Building \_\_\_\_\_ in the Village of Fountainview Condominiums, and being between \_\_\_\_\_ as Landlord/Lessor and \_\_\_\_\_ as Tenant/Lessee (the Lease) as follows:

During the term of the Lease and any extensions or renewals thereof (where permitted), the Tenant hereby agrees to fully comply with and be bound by all the terms, conditions, duties and responsibilities of Village of Fountainview Condominium Documents including the Declaration, the Amended and Restated Code of Regulations, and the Rules and Regulations of Village of Fountainview Condominium Association, as existing at the time of the Lease or as amended, modified, or added from time to time, including all specified financial obligations, and in connection with the use and occupancy of the unit and the use of all common areas of the Association; and further to be bound by the laws of the State of Delaware, in particular, the Unit Property Act and the Delaware Uniform Common Interest Ownership Act; and further to be bound by the laws of the United States, including the Fair Housing Act, as amended from time to

time. The effect of this Addendum is hereby agreed to be retroactive to the date first appearing on the Lease. Landlord and Tenant further agree that the execution of this Lease Addendum is mutually beneficial to each of them by enhancing the compliance and compatibility of the Lease with the requirements of the Fountainview documents.

Tenant dated \_\_\_\_\_

Landlord dated \_\_\_\_\_

in place of the missing Exhibit B.

IN WITNESS WHEREOF, Patricia McNelis has set her hand and seal this 29 day of  
September, 2020.

*Patricia McNelis*  
Patricia McNelis, Secretary

STATE OF DELAWARE )  
                         ) SS:  
NEW CASTLE COUNTY )

BE IT REMEMBERED, that on this 29<sup>th</sup> day of September, 2020, personally appeared before me, a Notary Public of the state and county aforesaid, PATRICIA McNELIS, known personally to me, who, having first been duly sworn according to law, did acknowledge the foregoing Instrument and her execution thereof to be her act and deed.

SWORN TO AND SUBSCRIBED before me the day and year above written.

*Jeanette A. LaVecchia*  
Notary Public

Seal C  
Jeanette A. LaVecchia  
Notary Public  
State of Delaware  
My Commission Expires June 25, 2004