

COUNCIL RESOLUTION
TO AMEND THE
CODE OF REGULATIONS
FOR
STEEPLE GLENN CONDOMINIUM

BE IT RESOLVED that, pursuant to Sections 2207 and 2211 (3) of the Delaware Unit Property Act (25 *Del. C.* Chapter 22), the Council of Steeple Glenn Condominium, amend ARTICLE II, Section 9, of the Code of Regulations for Steeple Glenn Condominium, of record at the Office of the Recorder of Deeds in and for New Castle County, Delaware, as Instrument No. 20080306-0015451, as follows:

FIRST: by striking the last sentence of Article II, Section 9, and adopting the following replacement sentence:

“Except where greater number is required by the Unit Property Act, applicable sections of the Delaware Uniform Common Interest Ownership Act (25 *Del. C.* Chapter 81), the Declaration, or this Code of Regulations, a majority of the quorum of Unit Owners present and voting is required to adopt resolutions or motions at any meeting of the Association of Owners.”

SECOND: by adopting the following new Subsection (a) to Amended Article II, Section 9:

“(a) **Voting by Mail**. Whenever the Unit Owners’ passage of a resolution requires the approval by a majority or supermajority (including a unanimous vote) of the Unit Owners, the Council may, in its sole and absolute discretion, following discussion of the resolution at a duly called meeting of the Unit Owners at which a quorum was achieved, direct that the Unit Owners’ vote proceed by written ballot

sent to each Unit Owner at said Unit Owner's address on record with the Council. The ballot shall be accompanied by the full text of the resolution and instructions for voting, including a deadline for the Council's receipt of returned ballots. The ballot and resolution may be accompanied by one or more of the following documents: an additional explanation of the resolution, a projection of its predicted financial impact on the condominium, a Council recommendation for or against adoption of the resolution, and a return envelope. A ballot not returned by the deadline will be treated as a vote *against* the adoption of the resolution unless the ballot has enclosed with it or contains a Council recommendation for or against the resolution, in which case the unreturned or untimely returned ballot will be treated as a vote *in accordance with the Council recommendation*. A ballot voted with gratuitous Unit Owner conditions attached shall be counted as ballot not returned. The returned ballots shall be retained by the Council for a period of no less than three (3) years from the date of the Unit Owners' meeting at which the resolution was discussed. The ballots shall be kept confidential, except that (i) the result of the balloting will be announced by prompt written notice to the Unit Owners, and (ii) following announcement of the result of the mail-in balloting, upon the written request of one or more Unit Owners, the vote shall be canvassed by a committee consisting of the Council President, one other member of the Council, and a Unit Owner not a member of the Council who certifies that he voted against the announced result, after which canvass and the announcement of the committee's finding, the ballots will be secured and only reviewed again by order of a court of competent jurisdiction"

As thus amended, the Amended Code of Regulations remains in full force and effect.