

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PRINCETON HOOD, PRINCETON WOOD II, AND
THE HUNT CLUB AT PRINCETON WOOD,
BEING CERTAIN PORTIONS OF SECTION B, CENTENNIAL VILLAGE

THIS DECLARATION made this _____ day of _____, 1986, by Princeton Wood, Inc., Princeton Wood II, Inc., and The Hunt Club at Princeton Wood, Inc., corporations of the State of Delaware, hereinafter referred to jointly as the Declarants.

WHEREAS, declarant Princeton Wood, Inc. is the owner of all those certain 51 lots of land situate in New Castle Hundred, New Castle County and State of Delaware, being known as Lots 73 through 123 inclusive in section B of the Centennial Village subdivision, as shown on the Record Land Development Plan of Centennial Village as prepared by MCA Engineering Corporation, engineers and surveyors of Newark, Delaware, dated May 13, 1975, and recorded in the Office of the Recorder of Deeds in and for New Castle, Delaware, in Microfilm No. 2963, and as shown on the Record Resubdivision Plan prepared by Kidde Consultants, Inc., dated November 6, 1982 and subsequently recorded as aforesaid in Microfilm No. 6598 (the "Plan"); and

WHEREAS, declarant Princeton Wood II, Inc. is the owner of all those certain 60 lots of land situate in New Castle Hundred, New Castle County and State of Delaware, being Lots Nos. 1 through 32 inclusive, and 147 through 174 inclusive, in section B of the Centennial village subdivision, as shown on the aforesaid Plan; and

WHEREAS, Declarant The Hunt Club at Princeton Wood, Inc. is the owner of all those certain 50 lots of land situate in New Castle Hundred, New Castle county and State of Delaware, being Lots 33 through 72 inclusive and 135 through 145 inclusive, in Section B of the Centennial Village subdivision, as shown on the aforesaid Plan; and

WHEREAS, the said Declarants desire to make known and declare the covenants,

agreements, conditions, easements, reservations and restrictions which shall be applicable to and bind the above-described Lots;

NOW, THEREFORE, KNOW ALL MEN BY-THESE PRESENTS:

That each of the Declarants, corporations of the state of Delaware, does hereby covenant and declare, respectively, that it shall hold and stand seized of the above-described Lots, under and subject; nevertheless, to the following covenants, agreements, conditions, easements, reservations and restrictions:

1. These covenants, agreements and restrictions are to run with the land included within the aforesaid described Lots and shall be binding upon the parties hereto, their heirs, successors, administrators and assigns, and all persons claiming under them, until January 1, 1996, at which time said covenants, agreements and restrictions shall be automatically extended for successive periods of ten (10) years each, unless by vote of the then record owners of a majority of the Lots it is agreed to change said restrictions or terminate them in whole or in part.

2. All Lots shall be known, described and used solely as residential Lots and no structure shall be erected, placed or permitted to remain on any residential building Lot on the aforesaid plan, other than what is permitted by the Zoning Code of New Castle County.

3. No building shall be erected, placed or altered on any Lot until the building plans, specifications and lot plan showing the location of such building have been approved in writing as to conformity and harmony of external design, color and materials with existing structures in the Subdivision and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Robert Berman, Daniel Berman and J. Richard Chiccoteli, or by a representative designated by said committee. In the event of death or resignation of any member of said committee, the remaining members shall have full authority to approve or

disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in the event, that no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereto such approval will not be required-and this covenant will be deemed to have been fully complied with. Neither the members of such committee; nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and its designated representatives shall cease on and after January 1, 1996. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the aforesaid Lots and duly recorded appointing a representative, or representative who shall thereafter exercise the same powers previously exercised by said committee for such extended period of time as shall be specified in said written instrument.

4. No animals other than cats or dogs used as domestic pets by the residents of any Lot as conveyed shall be kept or placed upon any portion of the above-described tract.

5. No fence, wall, hedge or mass planting shall be erected or permitted on any residential building Lot in front of the main house structure. An open iron fence, a wooden picket, a post and rail, a basketweave or a hedge fence may be erected to the rear of the main house structure, provided the fence is erected at least four (4) feet from the rear property line and provided further that the same shall not exceed six (6) feet in height, except as may be permitted by the committee designated in Paragraph 3 hereof or the assignees or successors of the committee. It shall be the obligation of the party erecting the fence to maintain the lawn area within the fenced in area so that it conforms to the lawn area maintained by the Princeton Wood Homeowner's Association.

6. Nothing contained herein shall be construed to prevent the erection of sample houses

and signs for display and sale to prospective purchasers or to prevent the use of said sample houses for display and for promoting the sales of other houses erected, or to be erected, on said Lots.

7. No commercial vehicle, house trailer, boat trailer, or similar type of vehicle shall be parked or stored on any residential building Lot in front of the main house structure.

8. No television antenna, or satellite dish, shall be erected or maintained on the roof of the main house structure on any residential Lot.

9. Flowerbeds may be maintained only within two (2) feet of each main house structure.

10. If the parties hereto, or any of their heirs, successors, administrators or assigns, or anyone claiming under them, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any Lot described above to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent it or them from so doing or to recover damages or other dues for such violation.

11. Invalidity of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

12. Anything contained to the contrary notwithstanding, Declarants hereby expressly reserve the right at any time to change or modify any of the restrictions, conditions, covenants, agreements, or provisions contained herein so long as they or any of them shall be the owner fifty percent (50%) or more of the Lots; and thereafter the said Declarants, with sufficient of the owners to constitute with the Declarants the ownership of fifty percent (50%) or more of the Lots in said Subdivision, may likewise change or modify any of the restrictions, covenants, agreements, conditions, easements, reservations and restrictions contained herein.

13. The foregoing covenants, agreements, conditions, easements, reservations and restrictions shall apply to and bind only the above described Lots and in no event shall the same be construed to apply to or in any manner bind or affect any other lands, whether such lands are contiguous thereto or otherwise; and no owner of any Lot or Lots described above shall have any rights or easements whether in law, equity or otherwise in and to any lands not included within the above described Lots, any law, custom or usage to the contrary notwithstanding.

IN WITNESS WHEREOF, the Declarants have caused this Declaration to be executed the day and year first above written.

PRINCETON WOOD, INC.

By: _____
President

(CORPORATE SEAL)

Attest: _____
Secretary

PRINCETON WOOD II, INC.

By: _____
President

(CORPORATE SEAL)

Attest: _____
Secretary

THE HUNT CLUB AT
PRINCETON WOOD, INC.

By: _____
President

(CORPORATE SEAL)

Attest: _____
Secretary