

Dewey Villas Condominiums
Plot Book 31, Page 247
Tax Map & Parcel Nos.: 3-34-23.06-20.01, all units, inclusive
Prepared By and Return To:
TUNNELL & RAYSOR, P.A.
Harold E. Dukes, Jr., Esquire
323E Rehoboth Avenue
Rehoboth Beach, DE 19971

FIRST AMENDMENT TO DECLARATION
SUBMITTING REAL PROPERTY TO
PROVISIONS OF THE DELAWARE UNIT
PROPERTY ACT 25 DEL. C. SECTIONS 2201 ET. SEQ.
of
DEWEY VILLAS CONDOMINIUM
Dickenson Avenue
Dewey Beach, Delaware

THIS FIRST AMENDMENT TO THE DECLARATION PLAN of the
Dewey Villas, located on Dickenson Avenue, Dewey Beach, Delaware made this
1 day of November, 2024.

THIS AMENDMENT is being made to change the designation of the building
next to the community pool labeled "storage" to its actual use as living quarters and
storage owned by the tenants of the Homeowners Association. The designation will be
9A.

THEREFORE, paragraph 2 .(d)(3) of the Declaration of Dewey Villas
Condominium dated December 20, 1984 and recorded in the Sussex County Recorder
of Deeds in Deed Book 1312 page 42 to read as follows:

Paragraph 2,(d)(3) "The yards, fences, parking areas, driveways, storage areas, the
recreational complex containing a swimming pool, deck, related equipment and a pool
house building containing living quarters and storage to be designated as Homeowners
Common Area Unit 9A"

This First Amendment to the Declaration was approved by all the owners of the
Dewey Villas Condominium pursuant to paragraph 16 of the Declaration of the Dewey
Villa Condominium.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on
this 1st day of November, 2024.

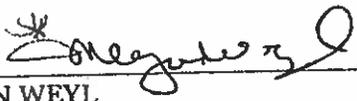
-DEWEY VILLAS CONDOMINIUM OWNERS
LISTED ON FOLLOWING PAGES-

7-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
7-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333
8-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
8-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 26th day of February, 2024.

DEWEY VILLAS CONDOMINIUM OWNER – Unit 1A, Megan Weyl,
of 1608 N. Rodney Street, Wilmington, Delaware 19803.

Megan Weyl  (SEAL)
UNIT 1A – MEGAN WEYL.

STATE OF Delaware:
COUNTY OF New Castle SS

BE IT REMEMBERED, that on this first day of March, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Megan Weyl, owner of Dewey Villa Condo Unit 1A, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be her act and deed and the signature of Megan Weyl, thereto is in her own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.

Heather Kaczmarczyk
Notary Public

HEATHER KACZMARCZYK
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires March 20, 2027

My Commission Expires: March 20, 2027

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 25th day of November, 2024.

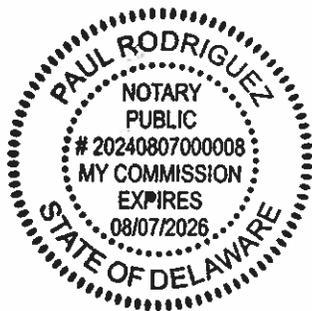
DEWEY VILLAS CONDOMINIUM OWNER – Unit 1B, Lisa Marshall, of 1110 Graylyn Road, Wilmington, Delaware 19803.

Lisa Marshall (SEAL)
UNIT 1B – Lisa Marshall

STATE OF Delaware :
COUNTY OF New Castle : SS

BE IT REMEMBERED, that on this 25th day of November, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Lisa Marshall, owner of Dewey Villa Condo Unit 1B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be her act and deed and the signature of Lisa Marshall, thereto is in her own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.



[Signature]
Notary Public

My Commission Expires: 08/07/2026

SCHEDULE "B"

DEWEY VILLAS CONDOMINIUM

The following represent the respective percentages of ownership in the Common Elements for each Unit which shall be utilized for purposes of determining voting rights and the percentage share of each Unit for the expenses of and relating to the various rights in the Common Elements, irrespective of any market or sale value.

<u>UNIT</u>	<u>TYPE</u>	<u>PERCENTAGE</u>
1-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
1-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333
2-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
2-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333
3-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
3-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333
4-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
4-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333
5-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
5-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333
6-A	One bedroom, one bath, kitchen, dining room, living room, and porch	4.167
6-B	Three bedroom, two bath, kitchen, dining room, living room, deck and two balconies	8.333

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 13th day of February, 2024.

DEWEY VILLAS CONDOMINIUM OWNER - Unit 2A, Klayton Diorio, of 310 Sheningham Drive, Hockessin, Delaware 19707.

Klayton Diorio (SEAL)
UNIT 2A - KLAYTON DIORIO

STATE OF Delaware :
COUNTY OF New Castle : SS

BE IT REMEMBERED, that on this 13th day of February, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Klayton Diorio, owner of Dewey Villa Condo Unit 2A, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be his act and deed and the signature of Klayton Diorio, thereto is in his own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.

Lisa M. Alexander
Notary Public

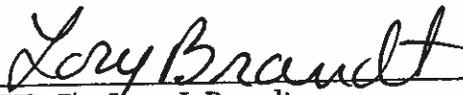
My Commission Expires: _____

LISA M ALEXANDER
Notary Public
STATE OF DELAWARE
My Commission Expires 04-10-2025

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 07th day of April, ~~2024~~ 2025

DEWEY VILLAS CONDOMINIUM OWNER – Unit 2B, David W. Brandt and Lory J. Brandt, of 902 May Lane, Stevensville, MD 21666.


UNIT 2B – David W. Brandt (SEAL)

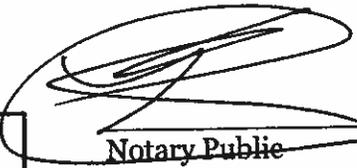

UNIT 2B – Lory J. Brandt (SEAL)

STATE OF Maryland :
COUNTY OF Queen Anne's : SS

BE IT REMEMBERED, that on this 07th day of April, ~~2024~~ 2025, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **David W. Brandt and Lory J. Brandt**, owners of Dewey Villa Condo Unit 2B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be their act and deed and the signatures of **David W. Brandt and Lory J. Brandt** thereto is their own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.

KELLY JEAN POLAN
Notary Public
Caroline County
Maryland
My Commission Expires Sept. 13, 2027


Notary Public Kelly Jean Polan

My Commission Expires: September 13, 2027

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 21ST day of February, 2024.

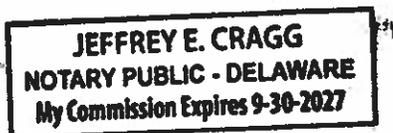
DEWEY VILLAS CONDOMINIUM OWNER – *Unit 3B, Tara Petrucci,*
11 Madelyn Avenue, Wilmington, Delaware 19803.

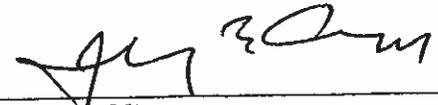

UNIT 3B – Tara Petrucci (SEAL)

STATE OF Delaware :
COUNTY OF New Castle : SS

BE IT REMEMBERED, that on this 21ST day of February, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **Tara Petrucci**, owner of Dewey Villa Condo Unit 3B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be her act and deed and the signature of **Tara Petrucci**, thereto is in her own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.




Notary Public

My Commission Expires: 9/30/2027

Acknowledgment by Individual



State of Florida

County of HERNANDO

The foregoing instrument was acknowledged before me this 21ST day of FEBRUARY, 20 24, by means of physical presence or online notarization

FRANCES GDOWSKI (name of person acknowledging).

Personally known to me

Produced Identification

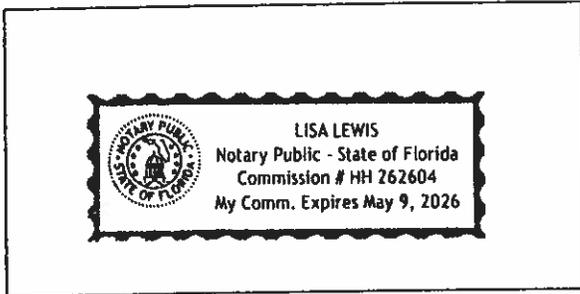
Type of Identification Produced NEW JERSEY DRIVER LICENSE

Notary signature *Lisa Lewis*

Notary name (typed or printed) LISA LEWIS

Title (e.g., Notary Public) NOTARY PUBLIC

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document

First Amendment to Declaration submitted Real Property to Provisions of the Delaware Unit Property Act of 25 Del C sections 2201 Et seq of Dewey Villas Condo

Document Date

02/21/2024

Number of Pages

6

Signer(s) Other Than Named Above

Account Number (if applicable)

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 7th day of April, 2025.

DEWEY VILLAS CONDOMINIUM OWNERS - Unit 4B, Leonid Kushelevsky and Marian Kushelevsky of 74 Anette Drive, Edison, NJ 08817.

L. Kushelevsky

UNIT 4B - Leonid Kushelevsky

CHRISTOPHER A BAKAZAN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50039692
MY COMMISSION EXPIRES JUN. 07. 2026

M. Kushelevsky

Unit 4B - Marian Kushelevsky

CHRISTOPHER A BAKAZAN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50039692
MY COMMISSION EXPIRES JUN. 07. 2026

STATE OF New Jersey :
COUNTY OF Middlesex : SS

BE IT REMEMBERED, that on this 7th day of April, 2025, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Leonid Kushelevsky and Marian Kushelevsky, owners of Dewey Villa Condo Unit 4B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be their act and deed and the signature of Leonid Kushelevsky and Marian Kushelevsky thereto is in their own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.

[Signature]
Notary Public

My Commission Expires: 6-7-26

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 24th day of February, 2024.

DEWEY VILLAS CONDOMINIUM OWNERS - Unit 5A, Gary R. Birch and Debra G. Birch of 1120 Charing Crossing Drive, Crofton, MD 21114.

Gary Birch (SEAL)
UNIT 5A - Gary R. Birch

Debra G. Birch (SEAL)
UNIT 5A - Debra G. Birch

STATE OF Maryland :
COUNTY OF Anne Arundel SS

BE IT REMEMBERED, that on this 24 day of February, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **Gary R. Birch and Debra G. Birch**, owners of Dewey Villa Condo Unit 5A, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be their act and deed and the signature of **Gary R. Birch and Debra G. Birch** thereto is in their own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.

[Signature]
Notary Public

My Commission Expires: 4-24-25



IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 1st day of March, 2024.

DEWEY VILLAS CONDOMINIUM OWNERS - Unit 5B, Steven B. Aaron and Susan D. Baer of 5115 45th St., NW, Washington, DC 20816.

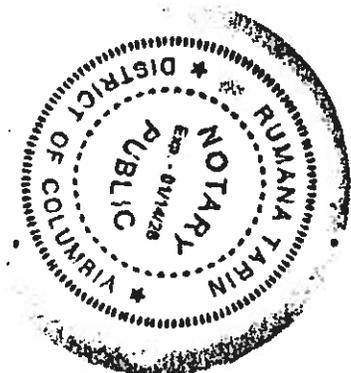
Steven B. Aaron (SEAL)
UNIT 5B - Steven B. Aaron

Susan D. Baer (SEAL)
UNIT 5B - Susan D. Baer

STATE OF Washington, DC
COUNTY OF _____ : SS

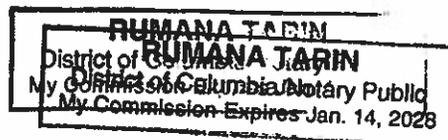
BE IT REMEMBERED, that on this 1st day of March, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **Steven B. Aaron and Susan D. Baer**, owners of Dewey Villa Condo Unit 5B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be their act and deed and the signature of **Steven B. Aaron and Susan D. Baer** thereto is in their own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.



Rumana Tarin
Notary Public

My Commission Expires: 01/14/2028



My Commission Expires: 02/21/2026

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this
19 day of April, ~~2024~~ 2025 *HR GR*

DEWEY VILLAS CONDOMINIUM OWNERS - Unit 6B, Gregory S. Rafail and Heather M. Rafail of 44 Blue Stone Drive, Chadds Ford, PA 19317.

Gregory S. Rafail (SEAL)
UNIT 6B - Gregory S. Rafail

Heather M. Rafail (SEAL)
UNIT 6B - Heather M. Rafail

STATE OF Delaware :
COUNTY OF Sussex : SS

BE IT REMEMBERED, that on this 19 day of April, 2024, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **Gregory S. Rafail and Heather M. Rafail**, owners of Dewey Villa Condo Unit 6B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be their act and deed and the signature of **Gregory S. Rafail and Heather M. Rafail** thereto is in their own proper handwriting.



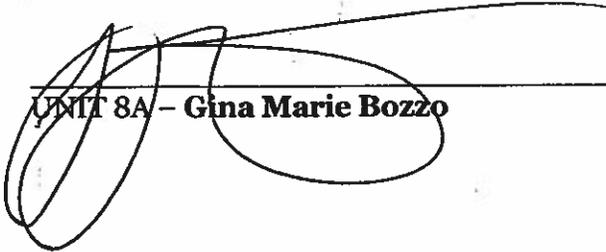
_____ under my hand and seal of office, the day and year aforesaid.
Rebecca S. Rafail
Notary Public

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 4th day of FEBRUARY, 2026.

DEWEY VILLAS CONDOMINIUM OWNERS – Unit 8A, Michael Robert Dills and Gina Marie Bozzo of 5 Owensby Drive, Townsend, Delaware 19734.



UNIT 8A – Michael Robert Dills (SEAL)



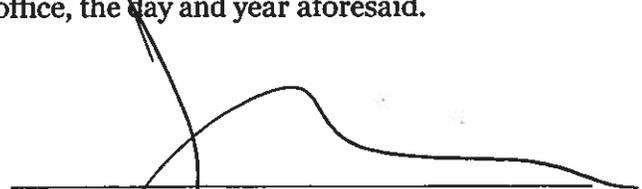
UNIT 8A – Gina Marie Bozzo (SEAL)

STATE OF DELAWARE:
: SS
COUNTY OF NEW CASTLE

BE IT REMEMBERED, that on this 4th day of FEBRUARY, 2026, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **Michael Robert Dills** and **Gina Marie Bozzo** owners of Dewey Villa Condo Unit 8A, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be her act and deed and the signature of **Michael Robert Dills** and **Gina Marie Bozzo** thereto is in their own proper handwriting.

GIVEN under my hand and seal of office, the day and year aforesaid.

JOHN SCARPACI
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 02-04-2027



Notary Public
My Commission Expires: 2/4/2027

IN WITNESS WHEREOF, the parties hereto have set their hand and seal on this 10th day of April, 2025.

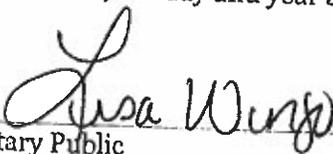
DEWEY VILLAS CONDOMINIUM OWNER - Unit 8B, Mark Hunker
of 17 Wades Ct., Rehoboth Beach, DE 19971.


UNIT 8B - Mark Hunker (SEAL)

STATE OF Delaware :
COUNTY OF Sussex : SS

BE IT REMEMBERED, that on this 10th day of April, 2025 personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, **Mark Hunker**, an owner of Dewey Villa Condo Unit 8B, party to the foregoing Indenture, known to me personally to be such, and acknowledged said Indenture to be their act and deed and the signature of **Mark Hunker** thereto is in their own proper handwriting.

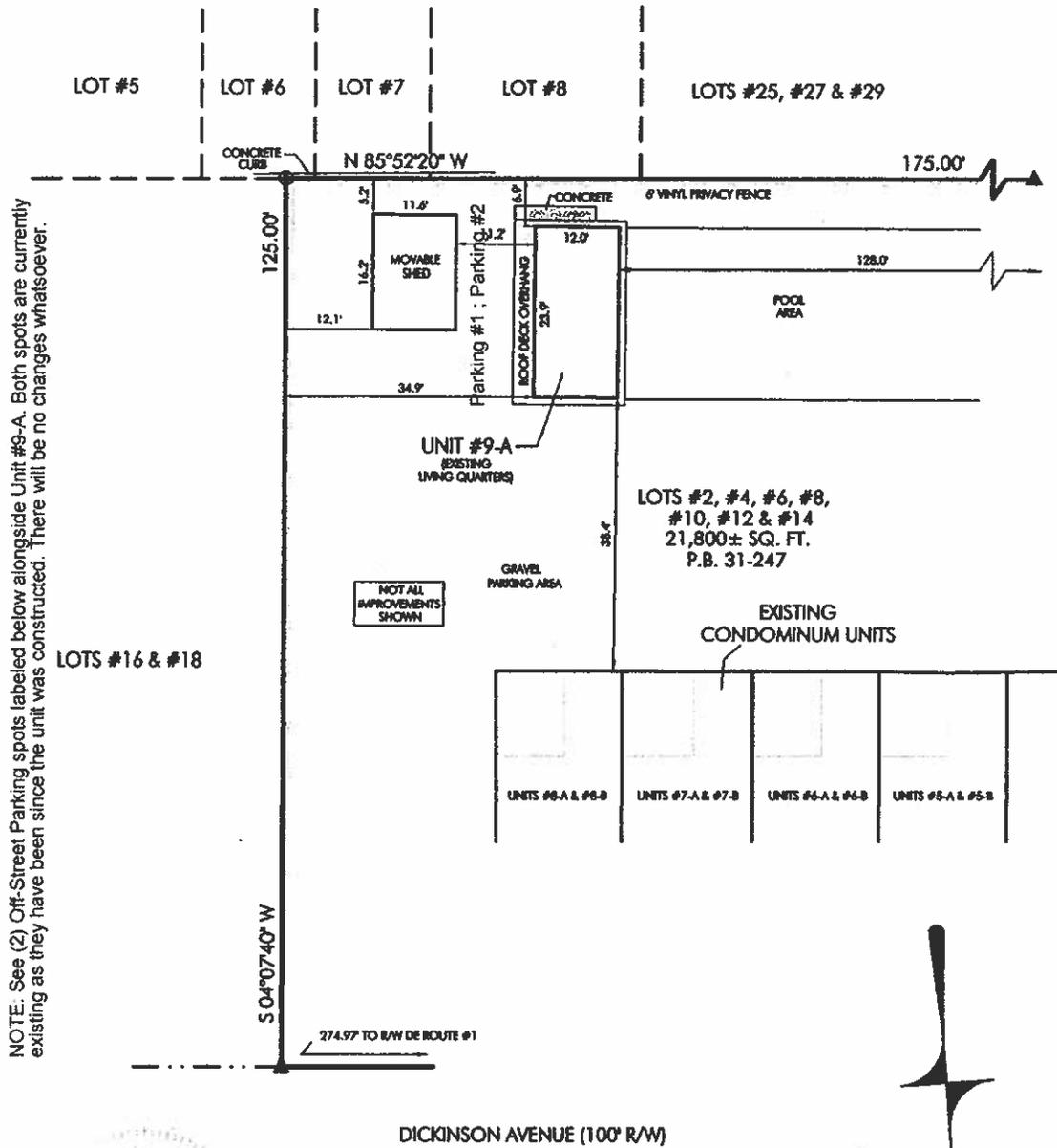
GIVEN under my hand and seal of office, the day and year aforesaid.


Notary Public

My Commission Expires: 2/10/24



'EMERALD SHOALS' CONDOS
P.B. 46-80



NOTE: See (2) Off-Street Parking spots labeled below alongside Unit #9-A. Both spots are currently existing as they have been since the unit was constructed. There will be no changes whatsoever.



AMENDMENT TO THE DECLARATION PLAN FOR DEWEY VILLAS CONDOMINIUM

ADDITION OF UNIT #9-A
REFERENCE: PLAT BOOK 31 PAGE 47
LOTS #2, #4, #6, #8, #10, #12 & #14, BLOCK #6 OF
'THE TOWN OF DEWEY BEACH' SUBDIVISION
TOWN OF DEWEY BEACH
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
DECEMBER 27, 2023 SCALE: 1" = 20'

- LEGEND:**
- ▲ IRON ROD (FOUND)
 - ⊙ DRILL HOLE (FOUND)

NOTES:

ALL RESTRICTIONS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH.

THIS PARCEL IS IN FLOOD ZONES: AO (DEPTH 2) & AE (5). F.I.R.M. 10006C00354K, JUNE 20, 2018

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

Prepared by:

FORESIGHTServices

Surveying & Precision Measurement

302 736 7272 phone 302 276 7739 fax 2103A Coastal Highway Dewey Beach, DE 19971