

**BYLAWS
OF
BRENFORD STATION II MAINTENANCE CORPORATION**

**ARTICLE I
NAME AND LOCATION**

The name of this Corporation is Brenford Station II Maintenance Corporation, hereinafter referred to as the "Corporation."

After the first meeting of the members of the Corporation, the principal office of the Corporation shall be located at the home of the acting President of the Corporation, but meetings of Members and Members of the Executive Board may be held at such places within the State of Delaware, New Castle County, as may be designated by the Executive Board.

The name and address of the Corporation's registered agent in the State of Delaware is set forth in the Certificate of Incorporation.

**ARTICLE II
CORPORATE SEAL**

The corporate seal shall have inscribed thereon the name of the Corporation and the year of its incorporation.

**ARTICLE III
MEETING OF MEMBERS**

Section 1. First Meeting of the Members. The first meeting of the Members shall be called by the initial Executive Board and shall be for the purpose of nominating and electing an Executive Board consisting of homeowners of the Brenford Station II Subdivision. The initial Executive Board shall send each homeowner notice of the meeting at least thirty (30) days before the meeting. The notice shall specify the place, day, and hour of the meeting and shall state that the purpose of the meeting is to nominate and elect a new Executive Board. Nominations shall be accepted by the initial Executive Board in any form up and until the time of the election. A list of nominations, including the offices that the nominee is interested, shall be prepared by the initial Executive Board. Elections shall be by ballot, by plurality vote. Notwithstanding any contrary provision in the governing documents, quorum requirements for nomination and election of the first Executive Board consisting of homeowners shall be duly satisfied if the meeting is properly noticed in conformance with this section.

Section 2. Annual meetings. After the first Executive Board comprised of homeowners is elected, each subsequent regular annual meeting of the Members shall be held on the same day of the same month (for example, the second Tuesday of May) of each year following the first election meeting, at which meeting they shall elect by ballot, by plurality vote (the person who receives the greatest number of votes not necessarily a majority), an Executive Board and may transact such other business as may come before the meeting. If the day for the

annual meeting of the Members is a legal holiday, the meeting will be held on the first day following which is not a legal holiday.

Section 3. Special meetings. Special meetings of the Members may be called at any time by the President and must be called on the request, in writing or by the vote of the majority, of the Members of the Executive Board, or, after the first meeting of the Members of the Corporation, at the request in writing of five (5) or more members of the Corporation.

Section 4. Notice of meetings. Except as otherwise noted herein, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of the notice, postage prepaid, at least fifteen (15) days before the meeting to each Member entitled to vote at the meeting, addressed to the Member's address last appearing on the books of the Corporation, or supplied by the Member to the Corporation for the purpose of notice. Notwithstanding anything stated herein to the contrary notice to the Members may be by electronic mail (e-mail). The notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting. No change in the time or place of a meeting for the election of Members of the Executive Board, as fixed by these Bylaws, shall be made within ten (10) days before the day on which such election is to be held. In case of any change in such time or place for such election of Members of the Executive Board, notice thereof shall be given to each Member entitled to vote in person, or mailed to his or her last known post office address, at least ten (10) days before the election is held.

Section 5. List of Members. A complete list of Members entitled to vote, arranged in alphabetical order, shall be prepared by the Secretary and shall be open to the examination of any Member at the principal office of the Corporation for at least ten (10) days prior thereto, and during the whole term of the election.

Section 6. Proxies. Each Member entitled to vote shall, at every meeting of the Members, be entitled to vote in person or by proxy, in writing and signed by him or her, but no proxy shall be voted after one (1) year from its date, unless it provides for a longer period. Every proxy shall be revocable and shall automatically cease upon conveyance of the Lot. Such right to vote shall be subject to the right of the Executive Board to close the transfer books or to fix a record date for voting members as hereinafter provided and if the Members of the Executive Board shall not have exercised such right, no vote shall be cast at any election for Members of the Executive Board by anyone who shall have accepted membership in the Corporation within ten (10) days of such election. Only one (1) vote shall be cast with respect to each Lot in the Silver Maple Farm Subdivision. In the event that Members who hold title to any Lot either by the entirety, or as joint tenants, or as tenants in common, attempt to cast the vote for such Lot in conflicting ways, such vote shall be recorded as a fractional vote. All elections of directors shall be by written ballot unless otherwise provided in the certificate of incorporation; if authorized by the board of directors, the requirement of a written ballot shall be satisfied by a ballot submitted by electronic transmission, provided that any such electronic transmission must either set forth or be submitted with information from which it can be determined that the electronic transmission was authorized by the Member or proxy holder.

Section 7. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, twenty (20) percent of the total Members entitled to vote shall constitute a quorum (counting one member for each Lot regardless of the number of persons holding title to such Lot) for any action except as otherwise provided in the Certificate of Incorporation, Silver Maple Farm Maintenance Declaration, or these Bylaws. If, however, a quorum shall not be present at any meeting, the Members entitled to vote there shall have the power to adjourn the meeting, without notice other than announcement at the meeting, until a quorum shall be present.

ARTICLE IV
EXECUTIVE BOARD: SELECTION; TERM OF OFFICE

Section 1. Number. The initial Executive Board of the Corporation shall consist of two (2) Members of the Executive Board. Upon the turnover of the Executive Board to exclusively the Homeowners, the property and business of the Corporation shall be managed and controlled by its Executive Board, consisting of three (3) or more Members of the Executive Board, not to exceed nine (9). Except for the initial Executive Board, Members of the Executive Board must be Members of the Corporation.

Section 2. Election. At the second meeting of the Corporation, the Members shall elect three (3) Members of the Executive Board for a term of one (1) year, three Members of the Executive Board for a term of two (2) years and the remaining Members of the Executive Board for a term of three (3) years. The Members of the Executive Board shall hold office until the next annual election and until their successors are elected and qualify.

Section 3. Removal. Any Member may be removed from the Executive Board, with or without cause, by a majority vote of the Members of the Corporation. In the event of death, resignation or removal of a Member of the Executive Board, a successor shall be selected by the remaining Members of the Executive Board, even if less than a quorum, by majority vote, and shall serve for the unexpired term of his or her predecessor.

Section 4. Compensation. No Member of the Executive Board shall receive compensation for any service rendered to the Corporation. However, any Member of the Executive Board may be reimbursed for actual expenses incurred in the performance of his or her duties.

Section 5. Action taken without a meeting. The Members of the Executive Board shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Members of the Executive Board. Any action so approved shall have the same effect as though taken at a meeting of the Members of the Executive Board.

ARTICLE V
MEETING OF MEMBERS OF THE EXECUTIVE BOARD

Section 1. Regular meetings. After each annual election of Members of the Executive Board, the newly elected Members of the Executive Board may meet for the purpose of organization, the election of officers, and the transaction of other business, at such place and time as shall be fixed by the Members at the annual meeting, and if a majority of the Members of the

Executive Board be present at such place and time, no prior notice of such meeting shall be required to be given to the Members of the Executive Board. The place and time of such meeting may also be fixed by written consent of the Members of the Executive Board.

Section 2. Special meetings. Meetings of the Members of the Executive Board may be called by the President on five (5) days notice in writing or on two (2) days notice by telephone to each Member of the Executive Board and shall be called by the President in like manner on the written request of two (2) Members of the Executive Board. A majority of the Members of the Executive Board shall constitute a quorum, but a smaller number may adjourn from time to time, without further notice, until a quorum is secured.

ARTICLE VI

POWERS AND DUTIES OF THE EXECUTIVE BOARD

Section 1. Powers.

- (a) Adopt and publish rules and regulations governing the use of the common properties and facilities, and the personal conduct of the Members and their guests, and to establish penalties for infractions;
- (b) Exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these Bylaws, the Certificate of Incorporation, or the Brenford Station II Maintenance Declaration;
- (c) Declare the office of a Member of the Executive Board to be vacant in the event the Member shall be absent from three (3) consecutive regular meetings of the Executive Board;
- (d) Employ a manager, an independent contractor, or other employees as they deem necessary, and to prescribe their duties; and
- (e) Close the membership rolls of the Corporation for a period not exceeding ten (10) days preceding the date of any meeting of Members.

Section 2. Duties. It shall be the duty of the Executive Board to:

- (a) Cause to be kept a complete record of all of its acts and corporate affairs and to present a statement of its acts and corporate affairs to the Members at the annual meeting of the Members or at any special meeting when the statement is requested in writing by five (5) or more Members of the Corporation;
- (b) Supervise all officers, agents and employees of this Corporation, and to see that their duties are properly performed;
- (c) As more fully provided here, and in the Brenford Station II Maintenance Declaration, to:
 - (1) determine the amount of the annual assessment against each Lot for approval by majority vote of Corporation's Members at least thirty (30) days in advance of each annual assessment period; and

- (2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period.
- (d) Issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid by the person requesting the certificate. A reasonable charge, not to exceed five dollars (\$5.00), may be made by the Executive Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) Procure and maintain adequate liability and hazard insurance on property owned by the Corporation;
- (f) Cause all officers, employees or independent contractors having fiscal responsibilities to be bonded, as it may deem appropriate; and
- (g) Cause all open space and Common Facilities to be maintained as required.

ARTICLE VII **COMMITTEES**

The Executive Board may, by resolution or resolutions passed by a majority of the whole Executive Board, designate such committees as it deems necessary or desirable, each such committee may consist of one (1) or more of the Members of the Executive Board of the Corporation and such Member(s) of the Corporation as designated by the Executive Board in such resolution. Such committees shall meet at stated times or on notice to all by any of their own number. They shall fix their own rules of procedure. A majority shall constitute a quorum, but the affirmative vote of a majority of the whole committee shall be necessary in every case. Such committees shall have and may exercise the powers of the Executive Board to the extent as provided in such resolution or resolutions.

ARTICLE VIII **OFFICERS OF THE CORPORATION**

The officers of the Corporation shall be a President, one or more Vice-Presidents, Secretary, Treasurer, and such other officers as may, from time to time, be chosen by the Executive Board. The President and Vice-Presidents shall be chosen from among the Members of the Executive Board. The officers of the Corporation shall hold office until their successors are chosen and qualify in their stead. Any officer chosen or appointed by the Members of the Executive Board may be removed with or without cause at any time by the affirmative vote of a majority of the whole Executive Board. If the office of any officer or officers becomes vacant for any reason, the vacancy shall be filled by the affirmative vote of a majority of the whole Executive Board.

Section 1. Duties of the President. The President shall be the chief executive officer of the Corporation. The President shall preside at all meetings of the Members and Executive Board; to have general and active management of the business and the Corporation; to see that all orders and resolutions of the Executive Board are carried into effect; to execute all agreements and other instruments in the name of the Corporation, and to affix the corporate seal thereto when authorized by the Executive Board.

The President shall have the general supervision and direction of the other officers of the Corporation and shall see that their duties are properly performed.

The President shall submit a report of the operations of the Corporation for the year to the Members of the Executive Board at their meeting next preceding the annual meeting of the Members and to the Members at their annual meeting.

The President shall be ex-officio a member of all committees and shall have the general duties and powers of supervision and management usually vested in the office of the President of a corporation.

Section 2. Vice-President. The Vice-President or Vice-Presidents, in the order designated by the Executive Board, shall be vested with all powers and required to perform all the duties of the President in the event of the President's absence or disability and shall perform such other duties as may be prescribed by the Executive Board.

Section 3. President Pro Tem. In the absence or disability of the President and the Vice-Presidents, the Board may appoint from their own number a president pro tem.

Section 4. Secretary. The Secretary shall attend all meetings of the Corporation, the Executive Board, and any committee meetings. The Secretary shall act as clerk thereof and shall record all of the proceedings of such meetings in a book kept for that purpose. The Secretary shall also give proper notice of meetings of Members and the Executive Board and shall perform such other duties as shall be assigned to him/her by the President or the Executive Board.

Section 5. Treasurer. The Treasurer shall have custody of the funds and securities of the Corporation and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation and shall deposit all monies and other valuable effects in the name and to the credit of the Corporation in such depositories as may be designated by the Executive Board.

The Treasurer shall disburse the funds of the Corporation as may be ordered by the Executive Board or President, taking proper vouchers for such disbursements, and shall render to the President and Executive Board, whenever they may require it, an account of all his or her transactions as Treasurer, and of the financial condition of the Corporation, and at the regular meeting of the Executive Board next preceding the annual Members' meeting, a like report for the preceding year.

The Treasurer shall keep an account of the Members of record in such manner and subject to such regulations as the Executive Board may prescribe.

The Treasurer shall give the Corporation a bond, if required by the Executive Board, in sum and in form and with corporate security satisfactory to the Executive Board for the faithful performance of the duties of his office and the restoration to the Corporation, in case of his or her death, resignation or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his or her possession, belonging to the Corporation. Such bond and security shall, if required, be provided at the Corporation's expense. The Treasurer shall perform such other duties as the Executive Board may from time to time prescribe or require.

Section 6. Delegation of duties. In case of the absence or disability of any officer of the Corporation or for any other reason deemed sufficient by the majority of the Executive Board,

the Executive Board may delegate his or her powers or duties to any other officer or to any Member of the Executive Board for the time being.

ARTICLE IX ASSESSMENTS

Section 1. Creation of the lien and personal obligation of assessments. By the Maintenance Declaration, each Member is deemed to covenant and agrees to pay to the Corporation:

- (a) Annual assessments or charges; and
- (b) Special assessments for capital improvements.

The annual and special assessments, together with interest and costs of collection, as provided below, shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each Owner, by accepting title to his or her Lot shall be held to have covenanted and agreed to pay said assessments of the Corporation, including prior unpaid assessments.

Section 2. Purpose of assessments. The assessments levied by the Corporation shall be used for the purpose of maintaining the private open spaces and Common Facilities in the Brenford Station II Subdivision and all improvements located thereon, including, but not limited to, any storm water management facilities, clubhouse, and any of the other purposes as set forth in these Bylaws, the Certificate of Incorporation or Maintenance Declaration.

Section 3. Annual assessment. An annual assessment shall be set by a majority vote of the Members in good standing who are voting in person or by proxy at the annual meeting.

Section 4. Special assessment for capital improvements. In addition to the annual assessments authorized above, the Corporation may levy in any calendar year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement involving the open space or Common Facilities. A special assessment, if necessary, shall be set by a majority vote of the Members who are voting in person or by proxy at the annual meeting or at a meeting duly called for this purpose.

Section 5. Uniform rate. Both annual and special assessments must be fixed at a uniform rate for all Lots.

Section 6. Remedies for non-payment of assessments. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the legal rate per annum. The Corporation may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the common area or abandonment of his or her Lot.

ARTICLE X BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any Member. The Brenford Station II Maintenance Declaration, the Certificate of Incorporation and the Bylaws of the Corporation shall be available for inspection by any Member at the principal office of the Corporation, where copies may be purchased at reasonable cost for all three (3) documents.

ARTICLE XI
CORPORATION PAYMENTS

All checks, drafts or orders for the payment of money shall be signed by the President and the Treasurer or the management company designated by the President or Treasurer or by such other officer or officers as the Members of the Corporation may approve.

ARTICLE XII
MEMBERS OF RECORD

The Corporation shall be entitled to treat the title holder or holders of record of any lot in the Brenford Station II Subdivision as Members in fact of the Corporation, and accordingly shall not be bound to recognize any equitable or other claim to or interest in such lot or memberships on the part of any other person, whether or not it shall have express or other notice thereof, save as expressly provided by the laws of Delaware.

ARTICLE XIII
FISCAL YEAR

The fiscal year of the Corporation shall begin on the first day of January of each year.

ARTICLE XIV
AMENDMENT

Section 1. Amendment. These Bylaws may be amended, altered, repealed or added to at any regular meeting of the Members or at any special meeting called for that purpose, by affirmative vote of seventy-five percent (75%) of the Members of the Corporation at any time after the first meeting of the Members of the Corporation following the election of an Executive Board comprised of homeowners.

Section 2. Expanded Duties. By affirmative vote of seventy-five percent (75%) of the Members of the Corporation, the Corporation may provide for services in addition to the maintenance of private open space and Common Facilities. However, adoption of any such provision in these Bylaws shall place no duty or obligation on the Town of Smyrna or Kent County to enforce any such additional provision.

ARTICLE XV
DEFINITIONS

The following definitions are applicable hereto:

1. " Corporation" shall mean and refer to the "maintenance corporation," its successors and assigns, and to the proper-named corporate entity to be formed as provided hereunder.

2. "Lot" shall mean and refer to each lot as shown on the Record Plans for Brenford Station II, prepared by Larson Engineering, Inc., dated April 28, 2006, as it may be modified from time-to-time, and recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware, in Plot Book 99, Pages 11-14.

3. "Member" shall mean and refer to every person or entity who holds membership in the Corporation.

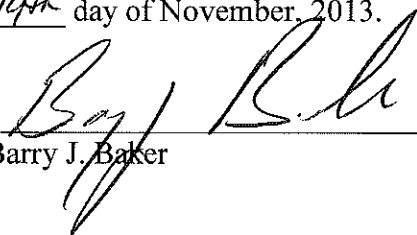
4. "Owner" shall mean and refer to the record owner of a fee simple title to a lot as shown on the said Plan of Brenford Station II Subdivision.

5. "Common Facilities" shall mean and refer to any area on said Record Plans for Brenford Station II dedicated as private open space, stormwater management area, recharge or infiltration system, active or passive recreation areas, common parking area, sidewalk not located in a DelDOT right-of-way, street not dedicated for public use and any other item if specifically defined as a common facility on said Record Plans.

ARTICLE XVI
INCORPORATED BY REFERENCE

All of the terms, conditions, matters and information contained and more fully set forth in the Certificate of Incorporation and Brenford Station II Maintenance Declaration are incorporated by reference.

IN WITNESS WHEREOF, the undersigned, being the sole Members of the Executive Board of the Brenford Station II Maintenance Corporation have hereunto set our hands this 19th day of November, 2013.



Barry J. Baker



Irene Richards

CERTIFICATION

I, the undersigned, do hereby certify that I am the duly elected and Acting Secretary of the Brenford Station II Maintenance Corporation, a Delaware corporation, and that the foregoing Bylaws constitute the original Bylaws of said Corporation, as duly adopted at a meeting of the Executive Board thereof, held on the 19th day of November, 2013.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Corporation this 19th day of November, 2013.



Irene Richards