

**Section 1: Applicant Identification**

1. Applicant's Name: Schooner Village POA Telephone #: 301-606-9440  
 Mailing Address: c/o Anne Monks Fax #: \_\_\_\_\_  
31923 Jeremy's Branch Unit #16 E-mail: annemonks25@gmail.com  
Bethany Beach, DE 19930
2. Consultant's Name: Elizabeth Pfaff Company Name: Tributaries, LLC  
 Mailing Address: c/o Tributaries, LLC Telephone #: 443-359-0092  
22222 Waterview Road Fax #: \_\_\_\_\_  
Lewes, DE 19958 E-mail: beth@coastaltributaries.com
3. Contractor's Name: Elizabeth Pfaff Company Name: Tributaries, LLC  
 Mailing Address: c/o Tributaries, LLC Telephone #: 443-359-0092  
22222 Waterview Road Fax #: \_\_\_\_\_  
Lewes, DE 19958 E-mail: beth@coastaltributaries.com

**Section 2: Project Description**

4. Check those that apply:  
☒ New Project/addition to existing project? ☐ Repair/Replace existing structure? (If checked, must answer #16)
5. Project Purpose (attach additional sheets as necessary):  
To stabilize the existing shoreline with coir logs and oystershells bags to sequester further loss due to erosion.  
The existing marsh will be enhanced with the installation of Spartina alterniflora (low) and Spartina patens (high).  
See attached project description and drawings for further detail.
6. Check each Appendix that is enclosed with this application:

<input type="checkbox"/>	A. Boat Docking Facilities	<input type="checkbox"/>	G. Bulkheads	<input type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input type="checkbox"/>	H. Fill	<input type="checkbox"/>	O. Marinas
<input type="checkbox"/>	C. Road Crossings	<input type="checkbox"/>	I. Rip-Rap Sills and Revetments	<input type="checkbox"/>	P. Stormwater Management
<input type="checkbox"/>	D. Channel Modifications/Dams	<input checked="" type="checkbox"/>	J. Vegetative Stabilization	<input type="checkbox"/>	Q. Ponds and Impoundments
<input type="checkbox"/>	E. Utility Crossings	<input type="checkbox"/>	K. Jetties, Groins, Breakwaters	<input type="checkbox"/>	R. Maintenance Dredging
<input type="checkbox"/>	F. Intake or Outfall Structures	<input type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

**Section 3: Project Location**

7. Project Site Address: Jeremy's Branch County: ☐ N.C. ☐ Kent ☒ Sussex  
North of #31885 Unit #33 Site owner name (if different): Schooner Village POA  
Bethany Beach, DE 19930 Address of site owner: 400 Bethany Loop  
Bethany Beach, DE 19930
8. Driving Directions: From Rt 1, go west on Fred Hudson Road, turn left onto McCoy's Way. Turn left onto  
Jeremy's Branch. Project location is approximately 0.15 miles ahead.  
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 134-13.00-88.00 Subdivision Name: \_\_\_\_\_

<b>WSLS Use Only:</b>		<b>Permit #s:</b> _____		_____		_____		_____	
<b>Type</b>	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
<b>Corps Permit:</b> SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		<b>Nationwide Permit #:</b> _____		<b>Individual Permit #</b> _____					
<b>Received Date:</b> _____		<b>Project Scientist:</b> _____							
<b>Fee Received?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Amt: \$</b> _____		<b>Receipt #:</b> _____					
<b>Public Notice #:</b> _____		<b>Public Notice Dates:</b> ON _____		<b>OFF</b> _____					

**Section 3: Project Location (Continued)**

10. Name of waterbody at Project Location: Salt Pond waterbody is a tributary to: Indian River Bay

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water \_\_\_\_\_

12. Is the project: ☒ On public subaqueous lands? ☐ On private subaqueous lands?\*

☒ In State-regulated wetlands? ☒ In Federally-regulated wetlands?

\*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Industrial ☐ Other

**Section 4: Miscellaneous**

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

Osprey Watch 134-13.00-87.00	James Chandler - Unit #33 - 134-13.00-17.25
RDL, Properties, LLC	10 South Hampshire Ct
No street address on record; private lane to Charley's Run	Wilmington, DE 19870
Bethany Beach, DE 19930	

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

Julie Molina	Kayla Clauson	Michael Yost
Rebecca Bobola	Kaylee Groce	

A. Have you had a State Jurisdictional Determination performed on the property?

☐ Yes ☒ No Requested May 2023

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?

☒ Yes ☐ No

\*If yes, what was the date of the meeting? May 16, 2024

16. Are there existing structures or fill at the project site in subaqueous lands?

☒ Yes ☐ No

\*If yes, provide the permit and/or lease number(s):

SP 363/17

\*If no, were structures and/or fill in place prior to 1969?

☐ Yes ☐ No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

☐ No ☒ Pending ☐ Issued ☐ Denied Date: \_\_\_\_\_

Type of Permit: NWP 54 - Living Shorelines

Federal Permit or ID #: \_\_\_\_\_

18. Have you applied for permits from other Sections within DNREC?

☒ No ☐ Pending ☐ Issued ☐ Denied Date: \_\_\_\_\_ Permit or ID #: \_\_\_\_\_

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: \_\_\_\_\_

**Section 5: Signature Page****19. Agent Authorization:**

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

I wish to authorize an agent as indicated below ☒

I, Anne Monks - SV POA, hereby designate and authorize Elizabeth Pfaff - Tributaries, LLC  
(Name of Applicant) (Name of Agent)

to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Elizabeth Pfaff

Telephone #: 443-359-0092

Mailing Address: Tributaries, LLC

Fax #:

2222 Waterview Road

E-mail: beth@coastaltributaries.com

Lewes, DE 19958

**20. Agent's Signature:**

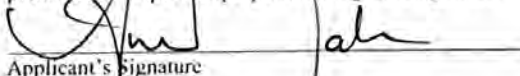
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

  
Agent's Signature

07.31.24  
Date

**21. Applicant's Signature:**

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

  
Applicant's Signature

8/9/2024  
Date

Anne Monks

Print Name

**22. Contractor's Signature:**

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

  
Contractor's Name

07.31.24  
Date

Elizabeth Pfaff

Print Name

### Vegetative Stabilization

- Please make sure that all answers in this appendix correspond to information on the application drawing

1. Submit a brief description of the proposed activity

130' of shoreline stabilization using the installation of 70' of coir logs and 60' of oyster shell bags. Landward of these stabilizing materials, plant *Spartina alterniflora* in open areas of exposed low marsh and *Spartina patens* in open areas of high marsh. (\*see attached Project Description with drawings\*)

2. Is grading of bank and/or placement of fill part of this project? Yes ☒ No

If yes complete Appendix H

3. Indicate the area of proposed planting that is channelward of the:

- a. Tidal Waters: mean high water line? 185 ft<sup>2</sup>  
mean low water line? 0 ft<sup>2</sup>
- b. Non-tidal waters: ordinary high water line?        ft<sup>2</sup>

4. What will the water depth of the plantings be relative to the: (provide the range if it varies)

- a. Tidal Waters: mean high water line? 0.2 f  
mean low water line? 0.1 ft
- b. Non-tidal waters: ordinary high water line?        ft

5. Provide the list of plant species that will be utilized.

Approximately 250 *Spartina alterniflora* plugs will be installed below the High Tide Line.  
Approximately 150 *Spartina patens* plugs will be installed above the High Tide Line.

6. Describe the sequence of construction and planting.

Installation of the stabilizing materials (coir logs and oyster shell bags) will be done during low biological productivity period (Oct-Feb) and during low tide cycles.  
Installation of vegetation plugs will occur during the following early spring to avoid plant mortality and also done during low tide cycle.

7. Describe the maintenance and monitoring plan for the vegetation.

Horizontal placement of the marsh edge (existing and constructed) and the overall stem density will be monitored during the fall annually as well as after a storm event. Fixed placement photos and spatial comparison overtime will be implemented.

\*see Monitoring Plan within Project Description for further detail\*

## **Schooner Village – Proposed Living Shoreline Project**

**Project Location:** Cove located at the southeast end of Jeremy's Branch in Salt Pond, Bethany Beach, Schooner Village Community.

Tax Map Parcel: 134-13.00-88.00

38°33'4.02" N, 75°4'8.01" W **(FIGURE 1. Site Location and Directions)**

**Problem:** Shoreline erosion due to wave energy from wind and chronic tidal flows as well as storm tides/surges. **(Historic Photos\_MLW Photos FOLDER)**

**Goal:** 1- Shoreline Position - Stop further shoreline erosion and calving of existing vegetated shoreline

2- Enhance aquatic ecosystem with native vegetation to promote nutrient sequestering and habitat uplift

3- Sustain community common space and waterway accessibility

### **Description of Proposed Activities: Living Shoreline Construction**

#### **(FIGURE 2. Overview of Site and Material Placement with Tidal Datum)**

Starting at the southern edge of the kayak launch dock at the terminus of Jeremy's Branch, 7 coir logs are to be installed for 70 feet waterward of the existing vegetation line and above the MLW (-0.01 ft) line of the shoreline moving south and east. **(FIGURE 3. Cross-Section of Coir Logs)** This portion of the shoreline is a shallow, sloping mud flat fed by sediment-laden stormwaters exiting Jeremy's Branch. The composition of the submerged substrate is fine silt/mud. This portion of the site is predominantly orientated to the north and is the lowest wave energy location with an average fetch of 33.94 feet.

Oyster shell bags (118 bags) will be stacked in a pyramid formation starting at the end of the last coir log, moving east and south along the existing vegetation line for 60 feet to end at the northern edge of the large dock/pier. The bottom layer of bags will be tucked into the calving and undercut shoreline area (~ -0.5 feet elevation NAVD88). This stabilizing material will not extend further than 1.5 feet channel ward from the existing vegetation.

The composition of the submerged substrate here is firm sand and ribbed mussel colonization at the root mats of existing *Spartina alterniflora*. The upper layer of bags will be stacked so that it is nearly at HTL (0.48 feet) and slightly higher than the exposed edge for wave attenuation. **(FIGURE 4. Cross-Section of Oyster Shell Bags)**. This portion of the site is predominantly orientated to the east northeast and the wave energy is higher here due to the fetch. Average fetch distance is 1,683.47 feet and the longest fetch (ENE) is 2,204.56 feet.

Both the coir logs and the oyster shell bags will be anchored using 1 ½" x 1 ½" X 42" wooden stakes. Jute twine will be laced across if needed. **(FIGURES 5 and 6\_Material Cross-Section)**

### **Materials:**

The total number of coir logs is 7.

The approximate total number of oyster shell bags is 118.

The total number of stakes is 88 (70 stakes for the coir logs and 18 for the shell bags).

*Spartina alterniflora* (~250 plugs) will be installed in open areas of the low marsh and *Spartina patens* (~150 plugs) in open areas of the high marsh. Both species plugs will be 6-12" centers where applicable. The approximate area of created emergent wetland will be 800 sq.ft. along the 130 ft linear coastline.

### **Staging Areas:**

Materials will be placed along the upland edge and adjacent to the pavement of Jeremy's Branch. When appropriate timing for plant installation, a temporary nursery location will be established on site between the Mean High Water (0.23 feet) and Mean Low Water (-0.01 feet) to acclimate the plants to the water chemistry and conditions.

### **Proposed Project Timeframe:**

- Spring 2024 – Baseline Monitoring, Design, JPP meeting
- Summer 2024 – Permit Applications, Order Materials
- Winter 2024 – Installation of Logs and Shell Bags (\* work to be done during low tide and may require multiple days during proper tidal cycles)
- Spring 2025 – Installation of Plants, Monitor for stability and placement of materials

- Summer/Winter 2025 – Monitor and Adaptive Management/Repair

**OTHER:**

FEMA – Site location within the FEMA 100 YR flood plain and Zone AE8 (BFE 8 feet relative to NAVD88).

Tidal Datum was collected from the USGS tide gauge # 01484690 at Fred Hudson Road on Unnamed Ditch, Bethany Beach. Cross checked data provided at VDATUM.NOAA from closest point approximately 1.8 miles north of the USGS gauge. **(Table 1. USGS tide datum)**

## **Monitoring Plan:**

### Project Goal #1

Objective: Shoreline Position and Stabilization

- Shoreline Position at the low energy, north facing shore moves waterward from the original position.
- Shoreline Stabilization at the higher energy, east facing edge does not recede further landward than the original position.

Metric: Horizontal position of vegetated edge

Method: Photo documentation and permanent marker measurements

Temporal Resolution: Quarterly and after a storm event

Spatial Resolution: Same angle from fixed photo locations

Analysis Question:

A- Has the vegetated marsh edge been stabilized?

B- Has a new vegetated marsh edge been established and maintained?

Analysis Method:

A- Visual comparison through time.

B- 2D comparison of plan view through time.

### Project Goal #2

Objective: Habitat Uplift

- Maximum vegetation density in created emergent wetland

Metric: Vegetation structure

Method: Total cover/stem count per sq. foot

Temporal Resolution: Annually during the fall season prior to senescence of vegetation

Spatial Resolution: 4 fixed transects at permanent landward markers (sewer manhole, fire hydrant, telephone pedestal, pier corner)

Analysis Question: Is the vegetation density adequate to maintain native diversity and stabilize previously exposed mudflats?

Analysis Method: Comparison of vegetation cover overtime.

The vegetation density will be assessed using a stem count within 1' x 1' sampling square. During subsequent years, stem counts will be conducted to replicate the original data collection location and methodology for comparison. Ideally, the results should be a net gain with 100% native species. The acceptable threshold is no less than 4 individuals within the 1' x 1' sampling square.

Monitoring will consist of regular visits during the spring, summer, fall and extreme weather events. Visual and physical inspection of components from a fixed location.

Utilizing homeowner volunteers for additional monitoring is possible.

Monitoring will also include the following metrics:

- assess structural integrity;
- shoreline position/location in relationship to the baseline vegetation location;
- shellfish recruitment;
- vegetation diversity, height, density and abundance;
- implementing adjustable adaptive maintenance/management practices such as additional anchoring, installing the coir logs closer to the existing vegetation vs the MLW, installing plugs directly into the coir logs if accretion is prevalent;
- determine overall efficacy at attaining the goals.

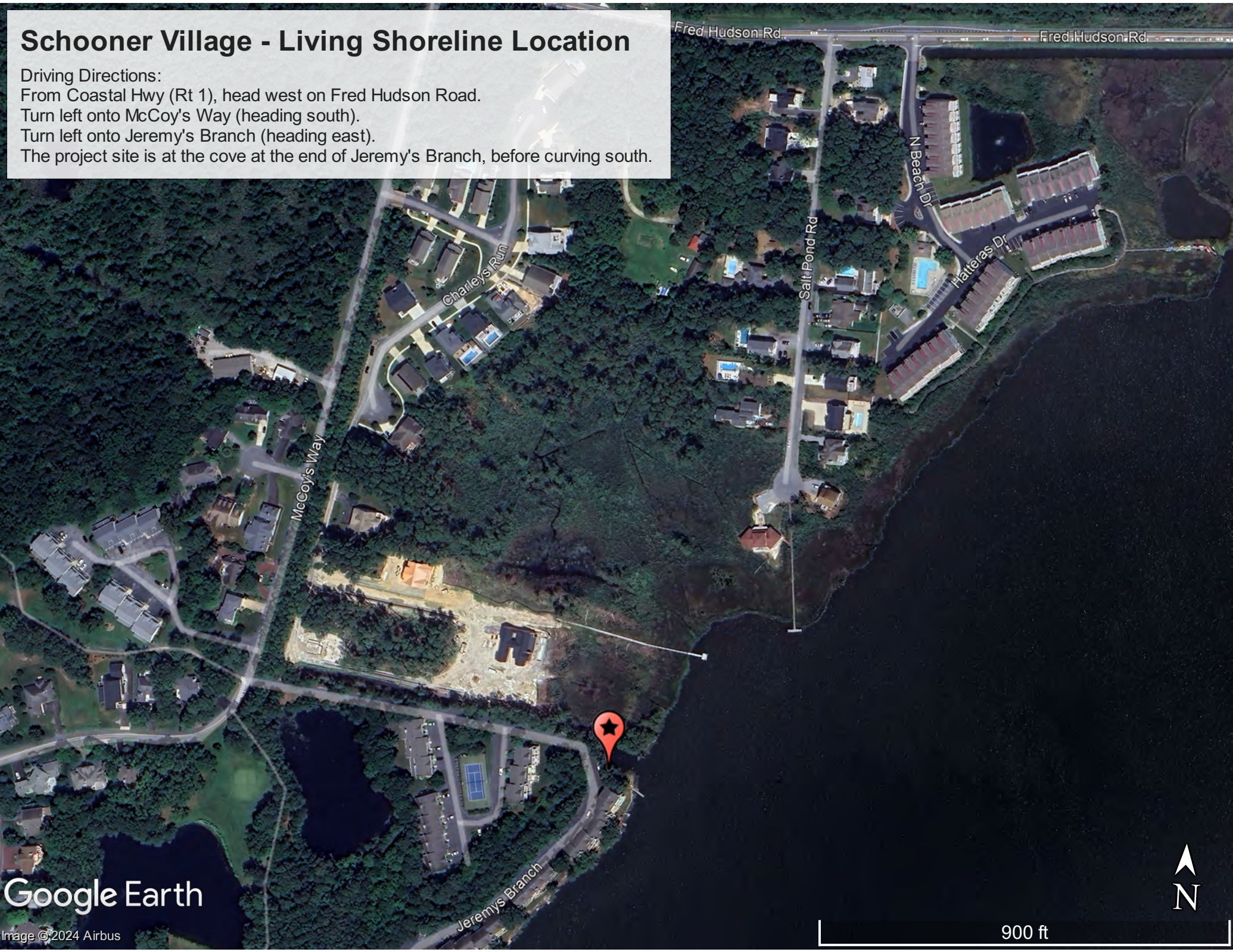
The monitoring plan will last three (3) years.

Annual reporting is required.

<u>Fixed Location</u>	<u>Degrees</u>	<u>2024 Veg Line (ft)</u>			
Manhole	90	31			
	110	32			
Pin	75	24			
	90	26			
Fire Hydrant	30	17			
Start Bulkhead	45	10			
	70	18			
Bend Bulkhead	60	18			
Phone Ped	30	44			
Corner Bulk/Peir	30	32			
	40	36			
	45	30			
	70	25			
	90	22			

# Schooner Village - Living Shoreline Location

Driving Directions:  
From Coastal Hwy (Rt 1), head west on Fred Hudson Road.  
Turn left onto McCoy's Way (heading south).  
Turn left onto Jeremy's Branch (heading east).  
The project site is at the cove at the end of Jeremy's Branch, before curving south.



Google Earth

Image © 2024 Airbus



900 ft



THE SALT POND

PIER

BULKHEAD

UNIT 31

UNIT 33

UNIT 32

PROPERTY LINE

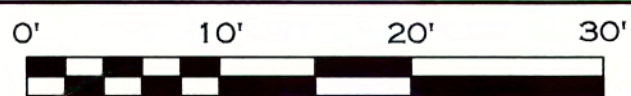
JEREMY'S BRANCH DR.

COMMON AREA

N / F  
THOMAS & KIMBERLY LINDIA  
1-34 - 13.00 - 87.00

### LEGEND

- ON-SITE BENCHMARK
- HYDRANT
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- SIGN
- METAL FENCE
- PROPERTY LINE
- EXISTING CONTOUR
- HIGH TIDE LINE
- MEAN HIGH WATER LINE
- MEAN LOW WATER LINE
- GROUND ELEVATION (NAVD 88)
- WETLAND BOUNDARY
- DATA POINTS
- COIR LOGS
- OYSTER SHELL BAGS



TAX MAP	1-34 - 13.00 - 88.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	---
DEED REF.	3610 / 96
PLAT REF.	55 / 222
DRAWN BY	CJP
DATE	03 / 22 / 24, 05 / 30 / 24
SCALE	1" = 10'
SURVEY #	DE - 06650

### SITE PLAN

**SCHOONER VILLAGE I  
THE SALT POND**

FOR  
**SCHOONER VILLAGE 1  
PROPERTY OWNERS ASSOCIATION INC.**  
JEREMY'S BRANCH DRIVE, BETHANY BEACH, DE 19930



FIGURE 3. CROSS SECTION OF COIR LOG PORTION OF LIVING SHORELINE

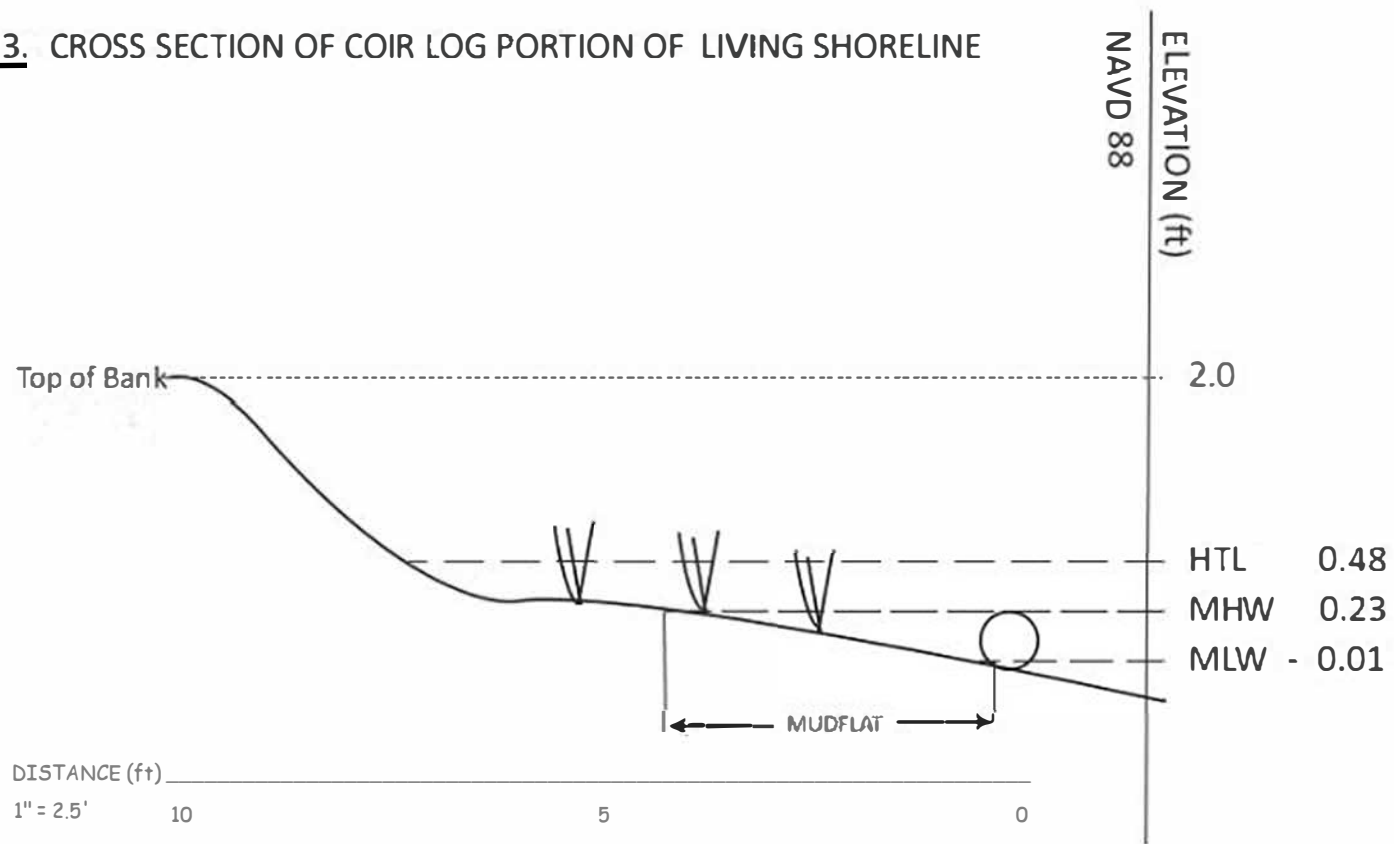
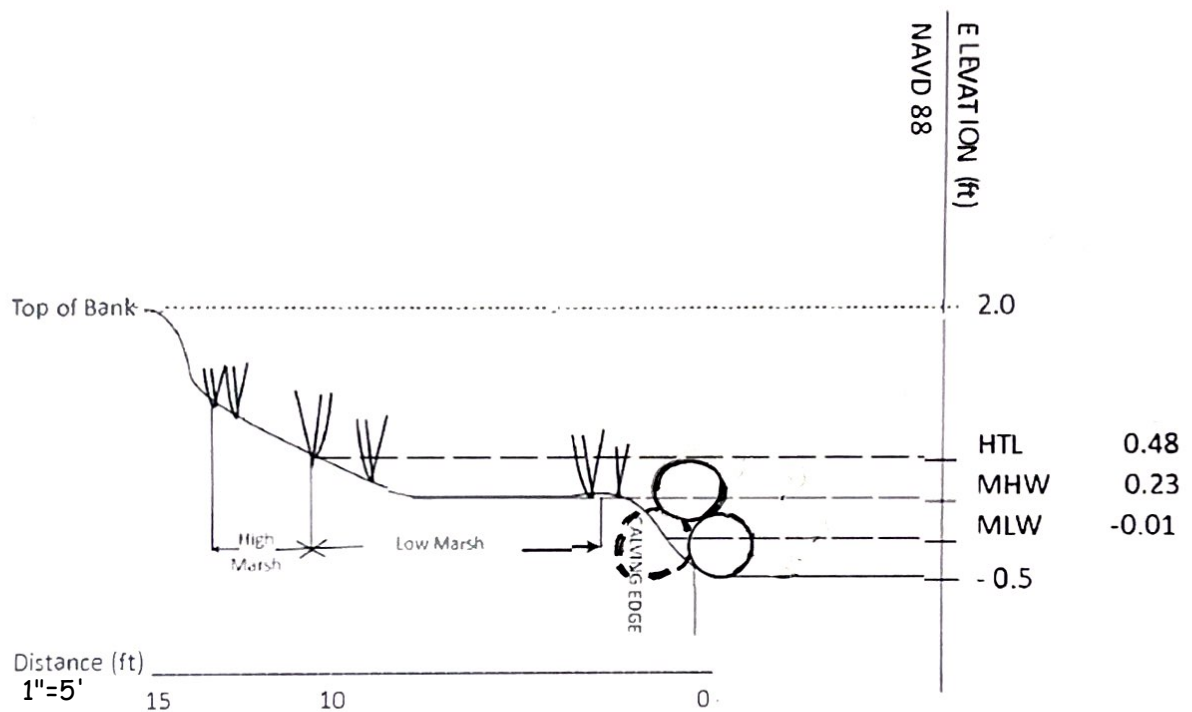
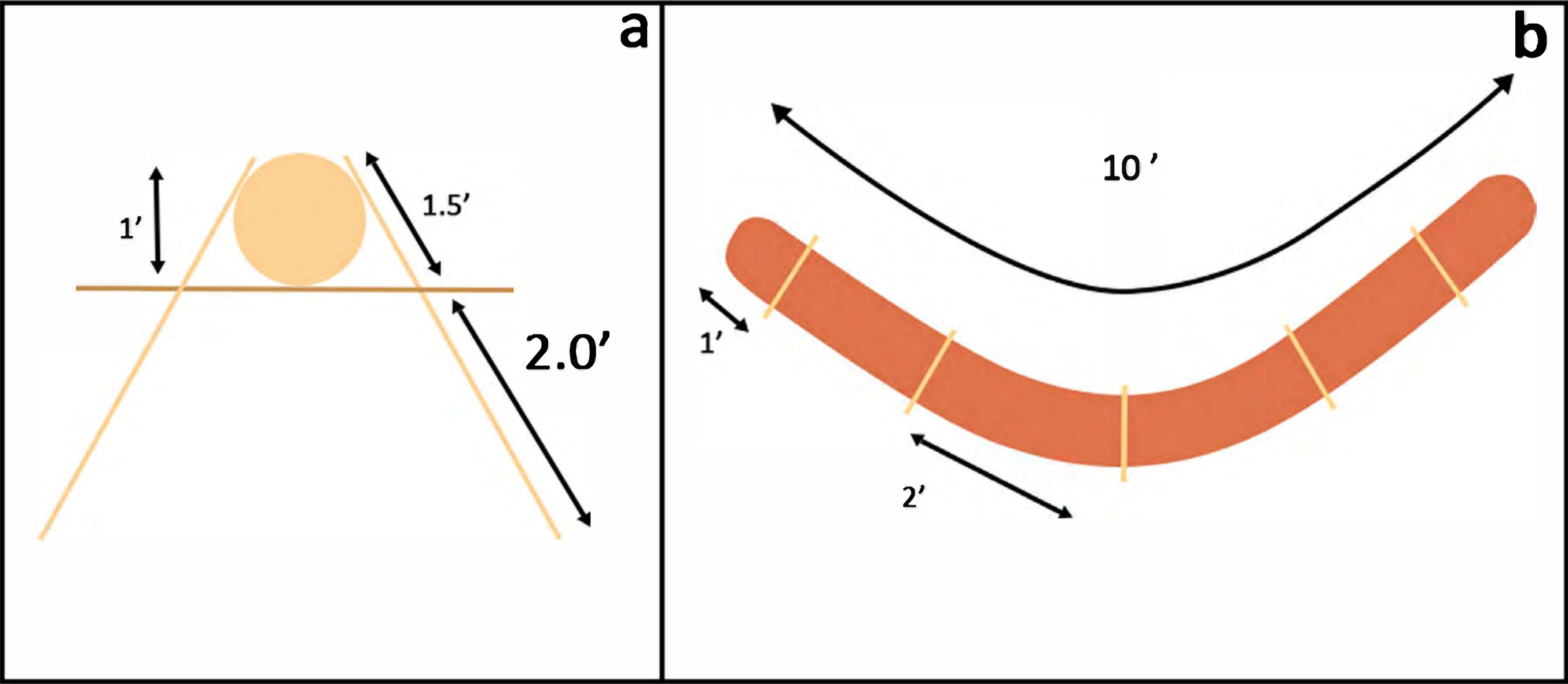


FIGURE 4. CROSS SECTION OF OYSTER SHELL BAG PORTION OF LIVING SHORELINE



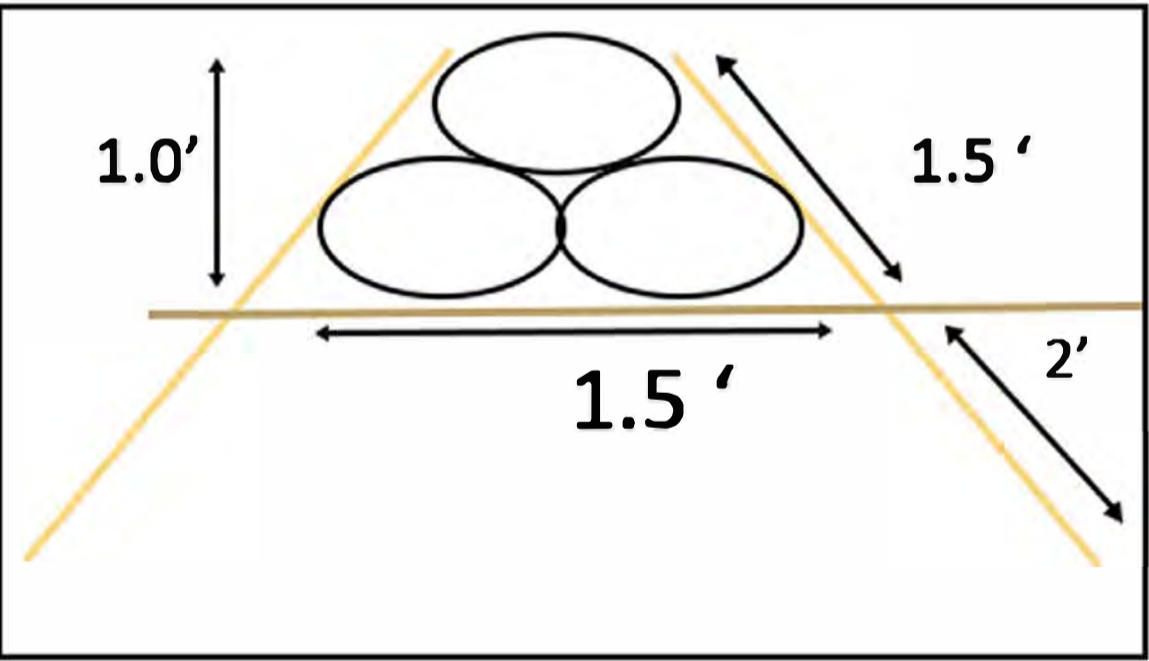
\*Dashed line circle indicates the oyster shell bags that will be tucked under the calving edge to support the existing ribbed mussel colonies and root mats.

FIGURE 5. 0.5" = 1.0'

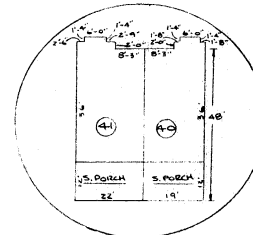


Cross-section (a) and overhead (b) view of securing methods for the coir log structures. Log structures and oak stakes are represented by dark brown circles and light brown lines, respectively.

FIGURE 6. 0.5" = 1.0'



Cross-section of the shell bag structures along the calving shoreline. Shell bags and stakes are represented by hatche d ovals and slanted, vertical brown lines, respectively. Horizontal dark brown line denotes the substrate.



CH. KUGERLANTH 3/1/93  
SALT POND ASSOCIATES OWNERS WITNESS DATE

BALTIMORE HUNDRED
SUSSEX COUNTY
STATE OF DELAWARE
DWG NO.

PROPERTY PLANNING & ESTATE ADMINISTRATION

28727

BK: 3928 PG: 176

TAX MAP AND PARCEL #: P/O  
1-34-13.00-88.00  
PREPARED BY & RETURN TO:  
FUQUA, YORI and WILLARD, P.A.  
26 The Circle  
P.O. Box 250  
Georgetown, DE 19947  
File No.  
SALTPONDDEEDS/KWO

THIS DEED, made this 1 day of September, 2011.

- BETWEEN -

**THE SALT POND HOMEOWNERS ASSOCIATION INC.**, a Delaware corporation,  
of 400 Bethany Loop, Bethany Beach, DE 19930, party of the first part,

- AND -

**SCHOONER VILLAGE I PROPERTY OWNERS ASSOCIATION, INC.**, a  
Delaware corporation, of 400 Bethany Loop, Bethany Beach, DE 19930, party of the second  
part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum  
of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is  
hereby acknowledged, hereby grants and conveys unto the party of the second part, and its  
successors and assigns, in fee simple, the following described lands, situate, lying and being in  
Sussex County, State of Delaware:

ALL THOSE certain parcels of land designated as "Common Areas" of Schooner  
Village I, Baltimore Hundred, Sussex County, Delaware, as shown on the plots of Schooner  
Village I of record in the Office of the Recorder of Deeds, in and for Sussex County, at  
Georgetown, Delaware, in Plot Book 49, Page 211 (Buildings A & B); in Plot Book 49, Page  
257 (Building C); in Plot Book 50, Page 222 (Buildings D & E); and in Plot Book 53, Page 344  
(Buildings F, G & H).

BEING a part of the lands and premises heretofore conveyed unto The Salt Pond  
Homeowners Association Inc. by Deed of Salt Pond Associates LLC, dated May 25, 2007, and  
now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown,  
Delaware, in Deed Book 3536, Page 243.

IN WITNESS WHEREOF, the said THE SALT POND HOMEOWNERS ASSOCIATION INC. has caused its name to be hereunto set, and its common and corporate seal to be hereunto affixed, duly attested, the day and year first above written.

THE SALT POND HOMEOWNERS  
ASSOCIATION INC.

Christina Isaac  
Witness

By: Gennadine Buckley (SEAL)

Attest: \_\_\_\_\_ (SEAL)

[Corporate Seal]  
Consideration:

.00

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

County .00  
State .00  
Town Total .00  
Received: Faith D Sep 23, 2011

BE IT REMEMBERED, that on this 1<sup>st</sup> day of September, A.D. 2011, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Gennadine Buckley, President of THE SALT POND HOMEOWNERS ASSOCIATION INC., party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her act and deed and the act and deed of said corporation; that the signature of the President is in his/her own proper handwriting and the seal affixed is the common and corporate seal of said corporation; and that his/her act of signing, sealing, acknowledging and delivering said Indenture was first duly authorized by a resolution of the Board of Directors of said corporation.

Given under my Hand and Seal of office the day and year aforesaid.

Recorder of Deeds  
Scott Dailey  
Sep 23, 2011 11:46A  
Sussex County  
Doc. Surcharge Paid

Maxine E. Mountz  
Notary Public  
Printed Name: MAXINE E. MOUNTZ  
My Commission Expires: 10-26-12

**RECEIVED**

SEP 23 2011

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

MAXINE E. MOUNTZ  
NOTARY PUBLIC, STATE OF DELAWARE  
My Commission Expires October 26, 2012

28728  
BK: 3928 PG: 178

Consideration:

.00

County  
State  
Town  
Received: Faith D, Sep 23, 2011  
Total  
00  
00  
00

TAX MAP AND PARCEL #: P/O  
1-34-13.00-88.00  
PREPARED BY & RETURN TO:  
FUQUA, YORI and WILLARD, P.A.  
26 The Circle  
P.O. Box 250  
Georgetown, DE 19947  
File No.  
SALTPONDDEEDS/KWO

THIS QUITCLAIM DEED, made this 10th day of September,  
2011,

- BETWEEN -

SALT POND ASSOCIATES LLC, of 400 Bethany Loop, Bethany Beach, DE 19930,  
party of the first part,

- AND -

SCHOONER VILLAGE I PROPERTY OWNERS ASSOCIATION, INC., a  
Delaware corporation, of 400 Bethany Loop, Bethany Beach, DE 19930, party of the second  
part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum  
of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is  
hereby acknowledged, hereby grants and conveys unto the party of the second part, and its  
successors and assigns, in fee simple, the following described lands, situate, lying and being in  
Sussex County, State of Delaware:

ALL THOSE certain parcels of land designated as "Common Areas" of Schooner  
Village I, Baltimore Hundred, Sussex County, Delaware, as shown on the plots of Schooner  
Village I of record in the Office of the Recorder of Deeds, in and for Sussex County, at  
Georgetown, Delaware, in Plot Book 49, Page 211 (Buildings A & B); in Plot Book 49, Page  
257 (Building C); in Plot Book 50, Page 222 (Buildings D & E); and in Plot Book 53, Page 344  
(Buildings F, G & H).

IN WITNESS WHEREOF, the said party of the first part hereto has executed this Deed on the day and year first above written.

SALT POND ASSOCIATES LLC

Ruth DeWitt  
Witness

By: C. E. Rupert Smith (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 10 day of September A.D. 2011, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, C. E. RUPERT SMITH, Authorized Member of SALT POND ASSOCIATES LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her act and deed and the act and deed of said limited liability company.

Given under my Hand and Seal of office the day and year aforesaid.



Janice G. Jones  
Notary Public  
Printed Name: Janice G. Jones  
My Commission Expires: April 12, 2014

**RECEIVED**

SEP 23 2011

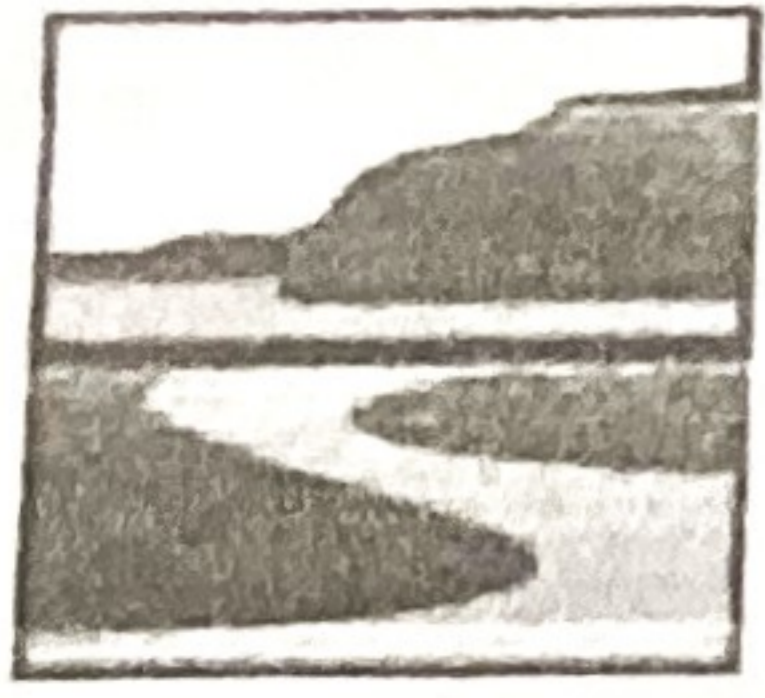
**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

Consideration: .00

County	.00
State	.00
Town	.00
Total	.00

Received: Faith D Sep 23, 2011

Recorder of Deeds  
Scott Dailey  
Sep 23, 2011 11:46A  
Sussex County  
Doc. Surcharge Paid



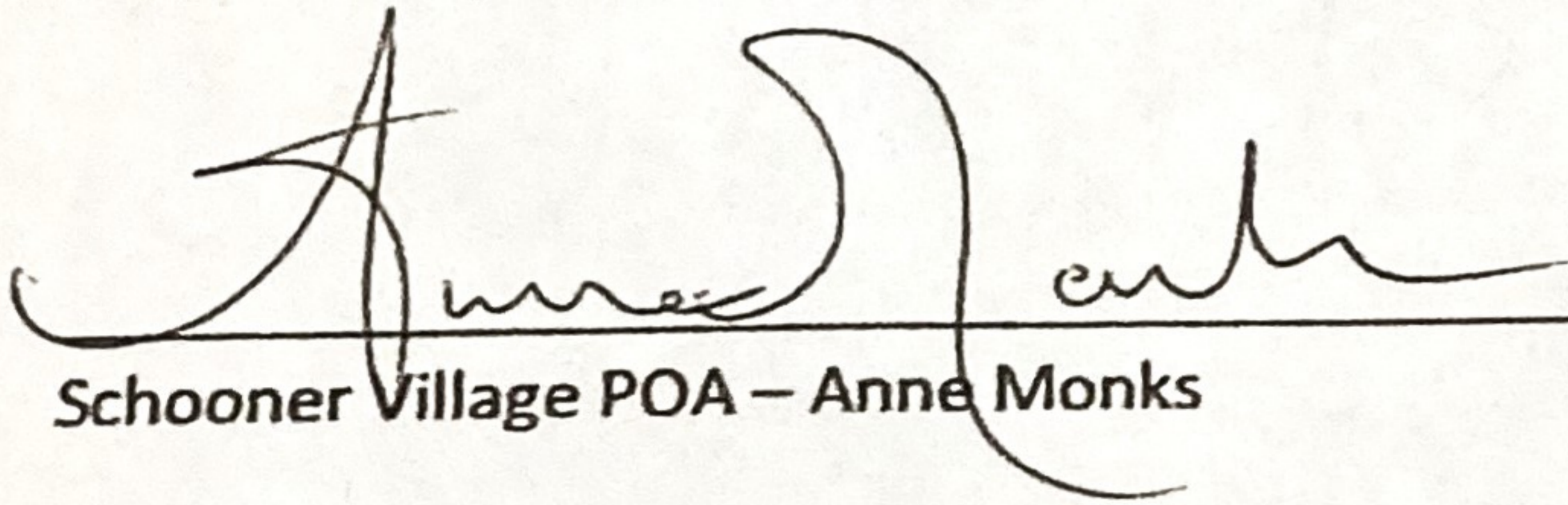
# TRIBUTARIES

ECOLOGICAL RESTORATION  
www.coastaltributaries.com

## Proposed Activity Agreement

We hereby grant permission to Tributaries, LLC employees and volunteers to access the Schooner Village Proposed Living Shoreline project area which is in the Schooner Village Common Area kayak launch cove at the terminus of Jeremy's Branch on The Salt Pond in Bethany Beach.

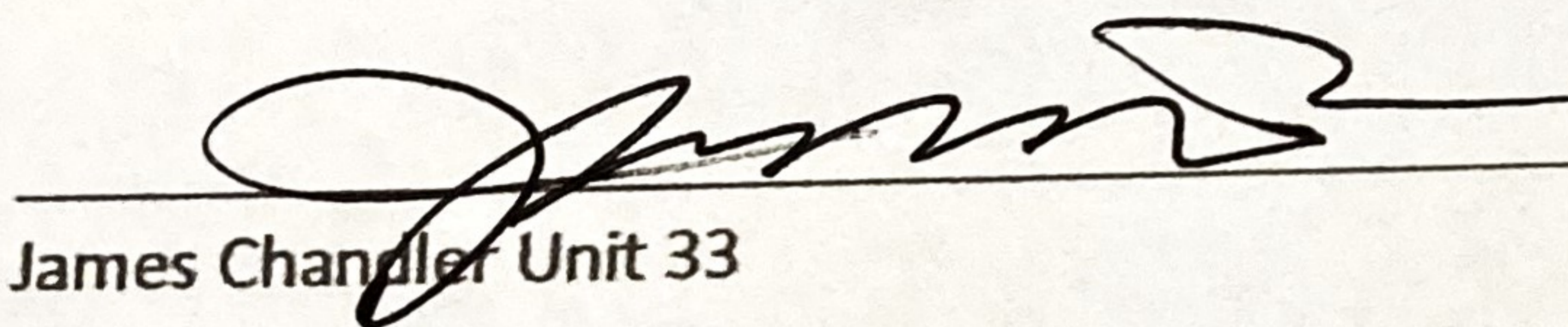
Furthermore, we grant permission to conduct all activities related to the proposed construction of the living shoreline. These activities include, but are not limited to, the construction process, staging areas for materials, and monitoring efforts.



Schooner Village POA – Anne Monks

6/4/2024  
Date

Schooner Village POA  
400 Bethany Loop  
Bethany Beach, DE 19930  
Tax Map Parcel # 134-13.00-88.00



James Chandler Unit 33

6/5/24  
Date

James Chandler  
10 South Hampshire Ct  
Wilmington, DE 19807  
Tax Map Parcel # 134-13.00-77.50  
Schooner Village 1 Building E Unit 33