

**FIRST AMENDMENT TO  
MASTER DEED AND DECLARATION OF  
CONDOMINIUM PROPERTY REGIME OF  
WOODRIDGE LAKE PATIO HOMES – A CONDOMINIUM**

**RENAISSANCE/DEERING ROAD, LLC**, a Kentucky limited liability company (hereinafter referred to as the "Developer"), declares this as its First Amendment to Master Deed and Declaration of Condominium Property Regime of Woodridge Lake Patio Homes – A Condominium, recorded February 26, 2002 in Deed Book 7828, Page 88 in the office of the Clerk of Jefferson County, Kentucky (the "Master Deed")

**RECITALS**

A Under Section W of the Master Deed the Developer, without the consent of any other owner of a Unit or other interest holder in any Unit, may amend the Master Deed to record floor plans of Units, when completed, in accordance with KRS 381 830(1)(b), KRS 381 835(5) and Sections B and C of the Master Deed

B Developer enters into this First Amendment so as to record the floor plans for Building 3 of the Regime (Units 11405, 11407, 11409 and 11411)

**THEREFORE**, Developer amends the Master Deed as follows

1 **Completed Units.** The completed Units and Common Elements for Building 3 are shown or designated on the Plans, recorded in the office of the Clerk of Jefferson County, Kentucky in Condominium Ownership Book 93, Pages 29 and 30 recorded herewith, as amended from time to time as construction of additional Units of the Regime are completed, which plans and further amended plans are incorporated herein by reference

Each Unit shall have appurtenant thereto an undivided percentage of common interest in the Common Elements, shall have the same percentage share in all common profits and common expenses of the Regime, and shall have this percentage interest for all purposes except voting. The undivided percentage of common interest for each Unit is shown on **EXHIBIT A** attached hereto and made a part hereof

Recognizing that the square footage of Units may be altered as completion of Units progresses, Developer hereby further reserves the exclusive right to amend **EXHIBIT A** to the Master Deed to show any further alteration and square footage of a particular Unit, and as a result thereof and in compliance with the Kentucky Horizontal Property Law, adjust the percentage of common interest of all Units so that each Unit's percentage is based on its actual square footage as relates to the total square footage of all Units of the Regime as built

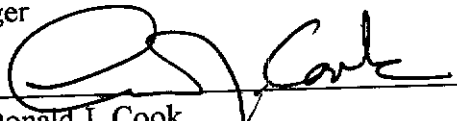
2 **2 Ratification** In all other respects, Developer ratifies and affirms all of the covenants, conditions and restrictions contained in the Master Deed

WITNESS the signature of Developer as of 2/10, 2003, but actually on the date set forth below

**DEVELOPER:**

**RENAISSANCE/DEERING ROAD, LLC**  
a Kentucky limited liability company

BY **DKCD, INC.**, a Kentucky corporation,  
Manager

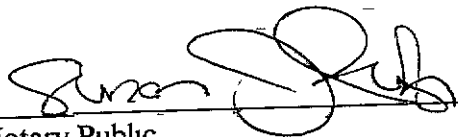
By   
Donald J Cook

Title President

Date 2/10, 2003

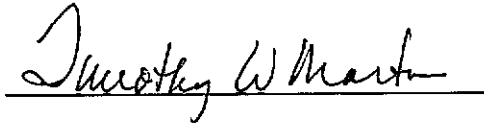
STATE OF KENTUCKY )  
(  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me on 2/10, 2003, by Donald J Cook, President of DKCD, Inc , a Kentucky corporation, Manager of Renaissance/Deering Road, LLC, a Kentucky limited liability company, on behalf of the company

  
Notary Public

My commission expires 6/8/2004

This instrument prepared by  
Timothy W Martin  
Frost Brown Todd LLC  
400 West Market Street, Suite 3200  
Louisville, Kentucky 40202-3363

  
\_\_\_\_\_

BT09543 0127852  
LOUIMDMS/227814 1  
2/10/03

**EXHIBIT A**

**Undivided Percentage of Common Interest for Each Unit**

<u>Unit #</u>	<u>Square Footage of Unit</u>	<u>Percentage of Common Interest</u>
Unit 11300, Building 1	1762	8 16%
Unit 11302, Building 1	1755	8 14%
Unit 11421, Building 1	1755	8 14%
Unit 11423, Building 1	1755	8 14%
Unit 11413, Building 2	1859	8 62%
Unit 11415, Building 2	1855	8 60%
Unit 11417, Building 2	1863	8 64%
Unit 11419, Building 2	1860	8 63%
Unit 11405, Building 3	1773	8 22%
Unit 11407, Building 3	1777	8 24%
Unit 11409, Building 3	1777	8 24%
Unit 11411, Building 3	1775	8 23%
<b>TOTALS</b>	<b>21,566</b>	<b>100 00%</b>

**END OF DOCUMENT**

Document No.: DN2003028701  
 Lodged By: frost brown todd  
 Recorded On: 02/10/2003 02:11:28  
 Total Fees: 14.00  
 Transfer Tax: .00  
 County Clerk: Bobbie Holsclaw-JEFF CO KY  
 Deputy Clerk: CARHAR