

**THIRTEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Thirteenth Amendment is made and entered into as of July 14, 2000, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "Declaration"), which submitted to a horizontal [condominium] property regime (the "Regime") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, and by an Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Thirteenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book 18, Pages 142, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Thirteenth Amendment; stating the name of the Regime, and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above,

supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, and the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, all in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Thirteenth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by Exhibit A to this Thirteenth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.


WITNESS the signature of Developer on the above date.

HS DEVELOPERS, LLC

By:   
Stephen E. Poe, Manager

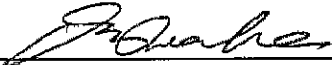
COMMONWEALTH OF KENTUCKY )  
)SS  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me on July 14, 2000, by Stephen E. Poe, manager of HS Developers, LLC, a Kentucky limited liability company, on behalf of the company.

  
Notary Public  
Commission expires: 11/17/2003

DB07479PG0707

This Instrument Prepared By:



David B. Buechler  
Suite 204, The 1000 Building  
6200 Dutchmans Lane  
Louisville, Kentucky 40205

## EXHIBIT A

## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.6%
2B	1 Story	See Plans	1,869.94	1.6%
3A	1 Story	See Plans	1,970.35	1.7%
3B	1 Story	See Plans	1,975.00	1.7%
4A	2 Story	See Plans	2,298.66	2.0%
4B	2 Story	See Plans	2,324.95	2.0%
5A	1 Story	See Plans	1,576.21	1.4%
5B	2 Story	See Plans	1,754.02	1.5%
1A	1 Story	See Plans	3,284.03	2.8%
1B	1 Story	See Plans	3,277.84	2.8%
7A	2 Story	See Plans	2,267.84	1.9%
7B	2 Story	See Plans	2,291.32	2.0%
11A	2 Story	See Plans	2,225.45	1.9%
11B	2 Story	See Plans	2,301.31	2.0%
23A	2 Story	See Plans	1,758.80	1.5%
23 B	2 Story	See Plans	1,762.31	1.5%
9A	1 Story	See Plans	1,567.81	1.3%
9B	1 Story	See Plans	1,575.52	1.4%
15A	1 Story	See Plans	3,258.77	2.8%
15B	2 Story	See Plans	3,632.35	3.1%
16A	1 Story	See Plans	3,469.51	3.0%
16B	1 Story	See Plans	3,475.04	3.0%
17A	1 Story	See Plans	1,871.66	1.6%
17B	1 Story	See Plans	1,868.26	1.6%
6A	2 Story	See Plans	2,906.52	2.5%
6B	1 Story	See Plans	2,696.89	2.3%
13A	1 Story	See Plans	3,474.58	3.0%
13B	1 Story	See Plans	3,478.46	3.0%
10	1 Story	See Plans	2,214.30	1.9%
19A	2 Story	See Plans	2,267.84	1.9%
19B	2 Story	See Plans	2,291.32	2.0%
12A	2 Story	See Plans	2,432.87	2.1%
12B	1 Story	See Plans	3,078.52	2.6%
20A	2 Story	See Plans	2,403.69	2.1%
20B	2 Story	See Plans	2,401.21	2.1%
21A	2 Story	See Plans	2,384.01	2.0%
21B	2 Story	See Plans	2,384.37	2.0%
22A	1 Story	See Plans	1,940.16	1.7%
22B	1 Story	See Plans	1,933.70	1.7%
8A	1 Story	See Plans	1,944.50	1.7%
8B	2 Story	See Plans	2,391.21	2.0%
14A	2 Story	See Plans	3,651.66	3.1%
14B	2 Story	See Plans	3,374.80	2.9%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	2.0%

EXHIBIT A DB07479PG0709

Hurstbourne Springs Condominiums

43	2 Story	See Plans	2,346.35	2.0%
5	2 Story	See Plans	2,336.00	2.0%
6	2 Story	See Plans	2,328.53	2.0%
62	1 Story	See Plans	2,131.02	1.8%
<b>TOTALS</b>			<u>116,687.58</u>	<u>100.0%</u>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

Document No.: DN2000032945  
 Lodged By: salyers  
 Recorded On: 07/14/2000 03:46:23  
 Total Fees: 15.00  
 Transfer Tax: .00  
 County Clerk: Bobbie Holclaw-JEFF CO KY  
 Deputy Clerk: PENWIM

END OF DOCUMENT



**FOURTEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Fourteenth Amendment is made and entered into as of October 9, 2000, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "Declaration"), which submitted to a horizontal [condominium] property regime (the "Regime") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by a Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, and by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

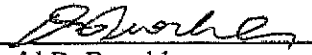
1. Simultaneously with the recording of this Fourteenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book 79, Pages 03, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Fourteenth Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout,





DB07526PG0144

This Instrument Prepared By:

  
David B. Buechler  
Salyers & Buechler, P. S. C.  
Suite 204, The 1000 Building  
6200 Dutchmans Lane  
Louisville, Kentucky 40205

## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.6%
2B	1 Story	See Plans	1,869.94	1.6%
3A	1 Story	See Plans	1,970.35	1.7%
3B	1 Story	See Plans	1,975.00	1.7%
4A	2 Story	See Plans	2,298.66	1.9%
4B	2 Story	See Plans	2,324.95	2.0%
5A	1 Story	See Plans	1,576.21	1.3%
5B	2 Story	See Plans	1,754.02	1.5%
1A	1 Story	See Plans	3,284.03	2.8%
1B	1 Story	See Plans	3,277.84	2.8%
7A	2 Story	See Plans	2,267.84	1.9%
7B	2 Story	See Plans	2,291.32	1.9%
11A	2 Story	See Plans	2,225.45	1.9%
11B	2 Story	See Plans	2,301.31	1.9%
23A	2 Story	See Plans	1,758.80	1.5%
23 B	2 Story	See Plans	1,762.31	1.5%
9A	1 Story	See Plans	1,567.81	1.3%
9B	1 Story	See Plans	1,575.52	1.3%
15A	1 Story	See Plans	3,258.77	2.7%
15B	2 Story	See Plans	3,632.35	3.1%
16A	1 Story	See Plans	3,469.51	2.9%
16B	1 Story	See Plans	3,475.04	2.9%
17A	1 Story	See Plans	1,871.66	1.6%
17B	1 Story	See Plans	1,868.26	1.6%
6A	2 Story	See Plans	2,906.52	2.4%
6B	1 Story	See Plans	2,696.89	2.3%
13A	1 Story	See Plans	3,474.58	2.9%
13B	1 Story	See Plans	3,478.46	2.9%
10	1 Story	See Plans	2,214.30	1.9%
19A	2 Story	See Plans	2,267.84	1.9%
19B	2 Story	See Plans	2,291.32	1.9%
12A	2 Story	See Plans	2,432.87	2.0%
12B	1 Story	See Plans	3,078.52	2.6%
20A	2 Story	See Plans	2,403.69	2.0%
20B	2 Story	See Plans	2,401.21	2.0%
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21B	2 Story	See Plans	2,384.37	2.0%
22A	1 Story	See Plans	1,940.16	1.6%
22B	1 Story	See Plans	1,933.70	1.6%
8A	1 Story	See Plans	1,944.50	1.6%
8B	2 Story	See Plans	2,391.21	2.0%
14A	2 Story	See Plans	3,651.66	3.1%
14B	2 Story	See Plans	3,374.80	2.8%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	2.0%
43	2 Story	See Plans	2,346.35	2.0%

## Hurstbourne Springs Condominiums

5	2 Story	See Plans	2,336.00	2.0%
6	2 Story	See Plans	2,328.53	2.0%
62	1 Story	See Plans	2,131.02	1.8%
4	1 St	See Plans	2,123.11	1.8%
<b>TOTALS</b>			<u>118,810.69</u>	<u>100.0%</u>
NOTE: Section 1 and Section 2 are part of the same condominium regime.				

CONDOMINIUM

OR

APT. OWNERSHIP

BOOK 79 PAGE 3FILE NO 1274

Document No.: DN2000135554

Lodged By: BUECHLER.3819

Recorded On: 10/09/2000 10:07:09

Total Fees: 16.00

Transfer Tax: .00

County Clerk: Bobbie Holsclaw-JEFF CO KY

Deputy Clerk: TIFSTE

END OF DOCUMENT





**FIFTEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Fifteenth Amendment is made and entered into as of October 24, 2000, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("**Developer**").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by a Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, and by a Fourteenth Amendment dated October 9, 2000, of record in Deed Book 7526, Page 142, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Fifteenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book 79, Pages 19+20, a set of floor plans showing the layout, location, Unit numbers and

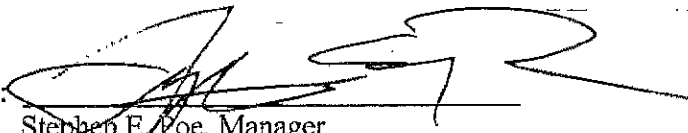
dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Fifteenth Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, and the floor plans recorded with the Fourteenth Amendment in Apartment Ownership Book 79, Page 3, all in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Fifteenth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by **Exhibit A** to this Fifteenth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

WITNESS the signature of Developer on the above date.

**HS DEVELOPERS, LLC**

By:   
Stephen E. Joe, Manager





## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.5%
2B	1 Story	See Plans	1,869.94	1.5%
3A	1 Story	See Plans	1,970.35	1.6%
3B	1 Story	See Plans	1,975.00	1.6%
4A	2 Story	See Plans	2,298.66	1.8%
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5A	1 Story	See Plans	1,576.21	1.3%
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1B	1 Story	See Plans	3,277.84	2.6%
7A	2 Story	See Plans	2,267.84	1.8%
7B	2 Story	See Plans	2,291.32	1.8%
11A	2 Story	See Plans	2,225.45	1.8%
11B	2 Story	See Plans	2,301.31	1.8%
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15A	1 Story	See Plans	3,258.77	2.6%
15B	2 Story	See Plans	3,632.35	2.9%
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16B	1 Story	See Plans	3,475.04	2.8%
17A	1 Story	See Plans	1,871.66	1.5%
17B	1 Story	See Plans	1,868.26	1.5%
6A	2 Story	See Plans	2,906.52	2.3%
6B	1 Story	See Plans	2,696.89	2.1%
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12A	2 Story	See Plans	2,432.87	1.9%
12B	1 Story	See Plans	3,078.52	2.4%
20A	2 Story	See Plans	2,403.69	1.9%
20B	2 Story	See Plans	2,401.21	1.9%
21A	2 Story	See Plans	2,384.01	1.9%
21B	2 Story	See Plans	2,384.37	1.9%
22A	1 Story	See Plans	1,940.16	1.5%
22B	1 Story	See Plans	1,933.70	1.5%
8A	1 Story	See Plans	1,944.50	1.5%
8B	2 Story	See Plans	2,391.21	1.9%
14A	2 Story	See Plans	3,651.66	2.9%
14B	2 Story	See Plans	3,374.80	2.7%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	1.9%
43	2 Story	See Plans	2,346.35	1.9%

EXHIBIT A

DB07534PG0135

Hurstbourne Springs Condominiums

5	2 Story	See Plans	2,336.00	1.9%
6	2 Story	See Plans	2,328.53	1.9%
62	1 Story	See Plans	2,131.02	1.7%
4	1 Story	See Plans	2,123.11	1.7%
7	2 Story	See Plans	2,334.22	1.9%
10	2 Story	See Plans	2,331.25	1.9%
63	2 Story	See Plans	2,324.31	1.8%
<b>TOTALS</b>			<u>125,800.47</u>	<u>100.0%</u>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

CONDOMINIUM

OR

APT. OWNERSHIP

BOOK 79 PAGE 19-20

FILE NO. 1283

Document No.: DN2000144022

Lodged By: SALYERS

Recorded On: 10/24/2000 03:19:09

Total Fees: 16.00

Transfer Tax: .00

County Clerk: Bobbie Holsclaw-JEFF CO KY

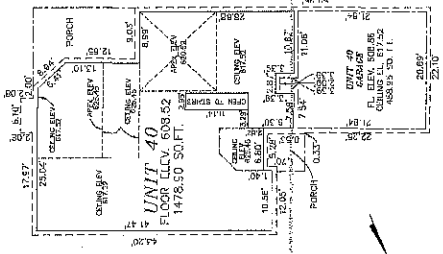
Deputy Clerk: KELMAL

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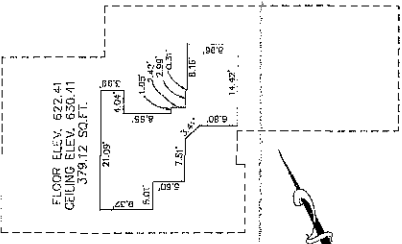


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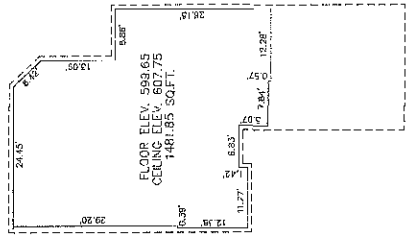
1hx6L



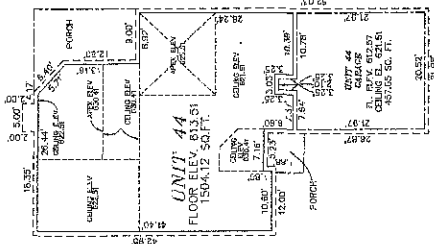
FIRST FLOOR  
BUILDING 40



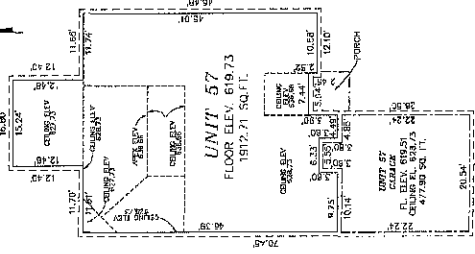
SECOND FLOOR  
BUILDING 44



BASEMENT  
BUILDING 40



FIRST FLOOR  
BUILDING 44



FIRST FLOOR  
BUILDING 57



HURSTBOURNE SPRINGS  
CONDOMINIUMS  
SECTION 2  
BUILDING NO. 40, 44 & 57  
JEFFERSON COURT, KENTUCKY

PLAT NO. 119-0  
2

Scale: 1/8" = 1'-0"

GRAPHIC SCALE  
0 10 20 30 40

SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
JULIETTE, KENTUCKY 40222  
(502) 984-4878



19x41

**SIXTEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Sixteenth Amendment is made and entered into as of November 12, 2000, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "Declaration"), which submitted to a horizontal [condominium] property regime (the "Regime") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by a Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, by a Fourteenth Amendment dated October 9, 2000, of record in Deed Book 7526, Page 142, and by a Fifteenth Amendment dated October 24, 2000, of record in Deed Book 7534, Page 131, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Sixteenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book 79, Pages 40 & 41, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Sixteenth

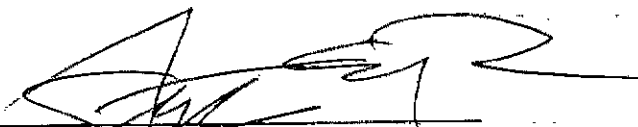
Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, the floor plans recorded with the Fourteenth Amendment in Apartment Ownership Book 79, Page 3, the floor plans recorded with the Fifteenth Amendment in Apartment Ownership Book 79, Pages 19 and 20, all in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Sixteenth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by Exhibit A to this Sixteenth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

WITNESS the signature of Developer on the above date.

HS DEVELOPERS, LLC

By:   
Stephen E. Poe, Manager

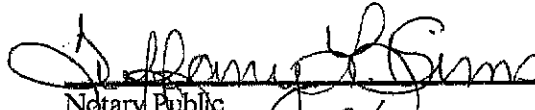
COMMONWEALTH OF KENTUCKY )

DB07545PG0846

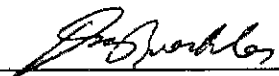
COUNTY OF JEFFERSON

)SS  
)

The foregoing instrument was acknowledged before me on November 12, 2000, by Stephen E. Poe, manager of HS Developers, LLC, a Kentucky limited liability company, on behalf of the company.

  
Notary Public  
Commission expires: May 11, 2002

This Instrument Prepared By:

  
David B. Buechler  
Salyers & Buechler, P. S. C.  
Suite 204, The 1000 Building  
6200 Dutchmans Lane  
Louisville, Kentucky 40205

## EXHIBIT A

DB 07545 PG 0847

## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.4%
2B	1 Story	See Plans	1,869.94	1.4%
3A	1 Story	See Plans	1,970.35	1.5%
3B	1 Story	See Plans	1,975.00	1.5%
4A	2 Story	See Plans	2,298.66	1.7%
4B	2 Story	See Plans	2,324.95	1.7%
5A	1 Story	See Plans	1,576.21	1.2%
5B	2 Story	See Plans	1,754.02	1.3%
1A	1 Story	See Plans	3,284.03	2.5%
1B	1 Story	See Plans	3,277.84	2.4%
7A	2 Story	See Plans	2,267.84	1.7%
7B	2 Story	See Plans	2,291.32	1.7%
11A	2 Story	See Plans	2,225.45	1.7%
11B	2 Story	See Plans	2,301.31	1.7%
23A	2 Story	See Plans	1,758.80	1.3%
23 B	2 Story	See Plans	1,762.31	1.3%
9A	1 Story	See Plans	1,567.81	1.2%
9B	1 Story	See Plans	1,575.52	1.2%
15A	1 Story	See Plans	3,258.77	2.4%
15B	2 Story	See Plans	3,632.35	2.7%
16A	1 Story	See Plans	3,469.51	2.6%
16B	1 Story	See Plans	3,475.04	2.6%
17A	1 Story	See Plans	1,871.66	1.4%
17B	1 Story	See Plans	1,868.26	1.4%
6A	2 Story	See Plans	2,906.52	2.2%
6B	1 Story	See Plans	2,696.89	2.0%
13A	1 Story	See Plans	3,474.58	2.6%
13B	1 Story	See Plans	3,478.46	2.6%
10	1 Story	See Plans	2,214.30	1.7%
19A	2 Story	See Plans	2,267.84	1.7%
19B	2 Story	See Plans	2,291.32	1.7%
12A	2 Story	See Plans	2,432.87	1.8%
12B	1 Story	See Plans	3,078.52	2.3%
20A	2 Story	See Plans	2,403.69	1.8%
20B	2 Story	See Plans	2,401.21	1.8%
21A	2 Story	See Plans	2,384.01	1.8%
21B	2 Story	See Plans	2,384.37	1.8%
22A	1 Story	See Plans	1,940.16	1.4%
22B	1 Story	See Plans	1,933.70	1.4%
8A	1 Story	See Plans	1,944.50	1.5%
8B	2 Story	See Plans	2,391.21	1.8%
14A	2 Story	See Plans	3,651.66	2.7%
14B	2 Story	See Plans	3,374.80	2.5%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	1.8%
43	2 Story	See Plans	2,346.35	1.8%



EXHIBIT A

Hurstbourne Springs Condominiums

DB 07545 PG 0848

5	2 Story	See Plans	2,336.00	1.7%
6	2 Story	See Plans	2,328.53	1.7%
62	1 Story	See Plans	2,131.02	1.6%
4	1 Story	See Plans	2,123.11	1.6%
7	2 Story	See Plans	2,334.22	1.7%
10	2 Story	See Plans	2,331.25	1.7%
63	2 Story	See Plans	2,324.31	1.7%
40	1 Story	See Plans	3,419.25	2.6%
44	2 Story	See Plans	2,340.89	1.7%
57	1 Story	See Plans	2,390.61	1.8%
<b>TOTALS</b>			<u>133,951.22</u>	<u>100.0%</u>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

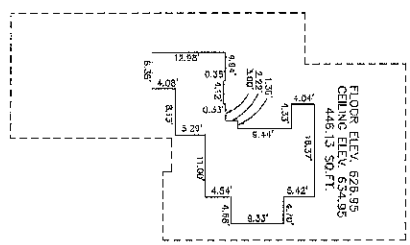
CONDOMINIUM  
OR  
APT. OWNERSHIP  
BOOK 79 PAGE 40+41  
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Recorded On: 11/15/2000 11:11:22  
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Transfer Tax: .00  
County Clerk: Bobbie Holsclaw-JEFF CO KY  
Deputy Clerk: EVMAY

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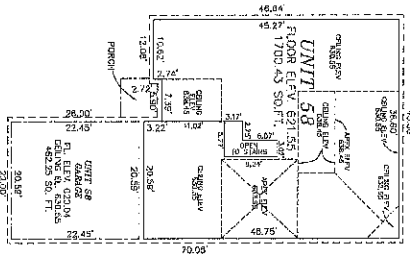


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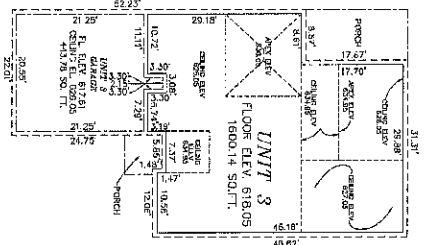
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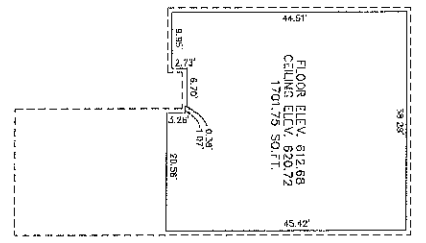
SECOND FLOOR  
BUILDING 3



FIRST FLOOR  
BUILDING 58



FIRST FLOOR  
BUILDING 3



BASEMENT  
BUILDING 58



**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
100 WEST MARKET STREET  
JEFFERSON COUNTY, KENTUCKY 40304



**HURSTBORNE SPRINGS  
CONDOMINIUMS**  
SECTION 2  
BUILDING NO. 3 & 58  
JEFFERSON COUNTY, KENTUCKY



Project No. 2000000000  
Contract No. 2000000000  
Drawing No. 2000000000  
Scale: 1/8" = 1'-0"

**SEVENTEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Seventeenth Amendment is made and entered into as of December 14, 2000, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("**Developer**").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by an Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, by a Fourteenth Amendment dated October 9, 2000, of record in Deed Book 7526, Page 142, by a Fifteenth Amendment dated October 24, 2000, of record in Deed Book 7534, Page 131, and by a Sixteenth Amendment dated November 12, 2000, of record in Deed Book 7545, Page 844, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Seventeenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book \_\_\_\_\_,

Pages \_\_\_\_\_, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Seventeenth Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, the floor plans recorded with the Fourteenth Amendment in Apartment Ownership Book 79, Page 3, the floor plans recorded with the Fifteenth Amendment in Apartment Ownership Book 79, Pages 19 and 20, and the floor plans recorded with the Fifteenth Amendment in Apartment Ownership Book 79, Pages 40 and 41, all in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Seventeenth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by **Exhibit A** to this Seventeenth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

WITNESS the signature of Developer on the above date.

**HS DEVELOPER 3, LLC**

By:   
 Stephen E. Poe, Manager



## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.3%
2B	1 Story	See Plans	1,869.94	1.3%
3A	1 Story	See Plans	1,970.35	1.4%
3B	1 Story	See Plans	1,975.00	1.4%
4A	2 Story	See Plans	2,298.66	1.6%
4B	2 Story	See Plans	2,324.95	1.7%
5A	1 Story	See Plans	1,576.21	1.1%
5B	2 Story	See Plans	1,754.02	1.3%
1A	1 Story	See Plans	3,284.03	2.3%
1B	1 Story	See Plans	3,277.84	2.3%
7A	2 Story	See Plans	2,267.84	1.6%
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11B	2 Story	See Plans	2,301.31	1.6%
23A	2 Story	See Plans	1,758.80	1.3%
23 B	2 Story	See Plans	1,762.31	1.3%
9A	1 Story	See Plans	1,567.81	1.1%
9B	1 Story	See Plans	1,575.52	1.1%
15A	1 Story	See Plans	3,258.77	2.3%
15B	2 Story	See Plans	3,632.35	2.6%
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12A	2 Story	See Plans	2,432.87	1.7%
12B	1 Story	See Plans	3,078.52	2.2%
20A	2 Story	See Plans	2,403.69	1.7%
20B	2 Story	See Plans	2,401.21	1.7%
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22A	1 Story	See Plans	1,940.16	1.4%
22B	1 Story	See Plans	1,933.70	1.4%
8A	1 Story	See Plans	1,944.50	1.4%
8B	2 Story	See Plans	2,391.21	1.7%
14A	2 Story	See Plans	3,651.66	2.6%
14B	2 Story	See Plans	3,374.80	2.4%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	1.7%
43	2 Story	See Plans	2,346.35	1.7%

EXHIBIT A

DB07559PG0721

Hurstbourne Springs Condominiums

5	2 Story	See Plans	2,336.00	1.7%
6	2 Story	See Plans	2,328.53	1.7%
62	1 Story	See Plans	2,131.02	1.5%
4	1 Story	See Plans	2,123.11	1.5%
7	2 Story	See Plans	2,334.22	1.7%
10	2 Story	See Plans	2,331.25	1.7%
63	2 Story	See Plans	2,324.31	1.7%
40	1 Story	See Plans	3,419.25	2.4%
44	2 Story	See Plans	2,340.89	1.7%
57	1 Story	See Plans	2,390.61	1.7%
3	2 Story	See Plans	2,490.05	1.8%
58	1 Story	See Plans	3,864.43	2.8%
<b>TOTALS</b>			<u>140,305.70</u>	<u>100.0%</u>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

CONDOMINIUM  
OR  
APT. OWNERSHIP  
BOOK 80 PAGE 9-10  
FILE NO. 1299

Document No.: DN2000168089  
Lodged By: hurstbourne springs cond  
Recorded On: 12/14/2000 11:06:02  
Total Fees: 16.00  
Transfer Tax: .00  
County Clerk: Bobbie Holsclaw-JEFF CO KY  
Deputy Clerk: CARHAR

END OF DOCUMENT



**CONTROLLED BY DEPARTMENT OF LANDS**

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DATE: 10/14/2002

**CERTIFICATE OF APPROVAL**

STATE OF KENTUCKY

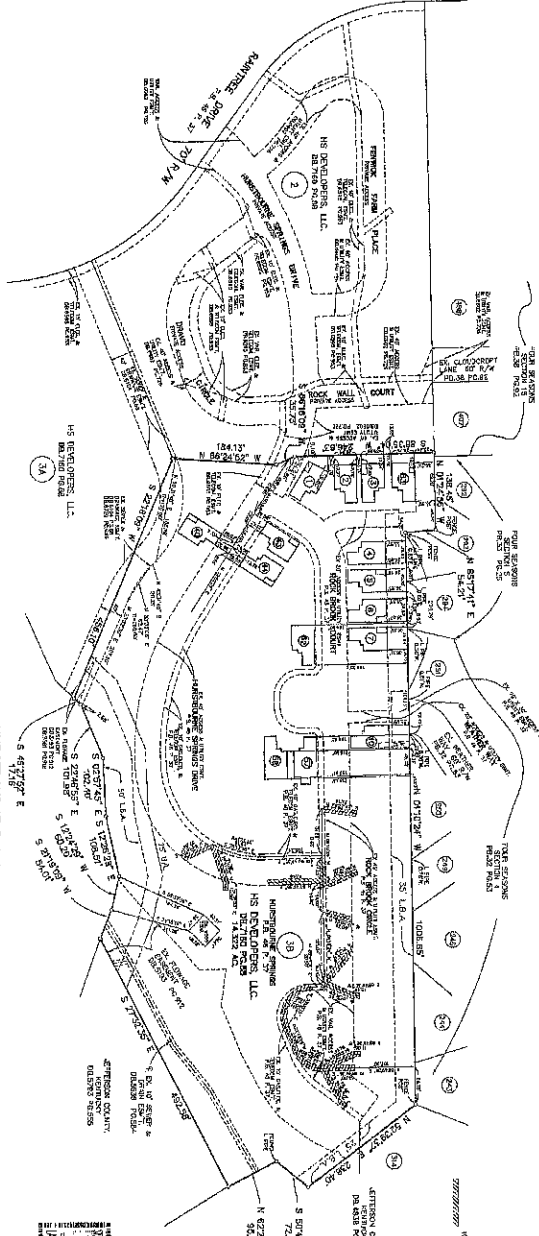
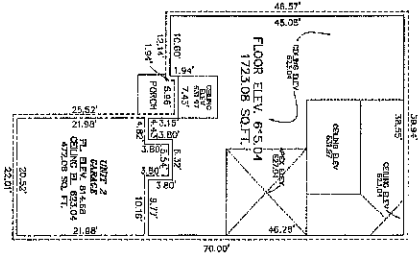
PLANNING COMMISSION

APPROVED FOR THE CITY OF HURSTBOURNE, KENTUCKY

DATE: 10/14/2002

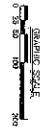
BY: [Signature]

**FIRST FLOOR**  
**BUILDING 2**



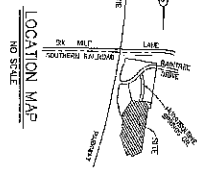
- NOTES**
- EXISTING BUILDING NO. 1 & A1 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 71, PAGES 5-8.
  - EXISTING BUILDING NO. 3, 4 & 62 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 72, PAGES 1-2.
  - EXISTING BUILDING NO. 4 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 72, PAGE 1.
  - EXISTING BUILDING NO. 5 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 72, PAGES 13-23.
  - EXISTING BUILDING NO. 40, 44, & 52 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 73, PAGES 40-41.
  - EXISTING BUILDING NO. 3 & 58 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 50, PAGES 9-10.

- NOTES**
- FOR CONFORMANCE WITH CHAPTERS OF THE STATE ZONING ORDINANCE, PROVISIONS OF THE CONDOMINIUM UNIT DEVELOPMENT ACT, AND BY THE HORIZONTAL PLANS AND VERTICAL CURVES AND BY THE HORIZONTAL CURVES AND VERTICAL CURVES.
  - IT IS THE POLICY OF THE STATE OF KENTUCKY TO ENCOURAGE THE DEVELOPMENT OF HIGH QUALITY HOUSING AND TO PROVIDE FOR THE WELL-BEING OF THE PEOPLE OF THE STATE.
  - LEGEND
  - ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90° UNLESS OTHERWISE SHOWN.
  - THIS PLAN IS SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.
  - THIS IS A CLASS "X" SURVEY - THE UNADJUSTED PRECISION FIELD OBSERVATIONS WERE USED FOR CALCULATING THE COORDINATES AND ELEVATIONS OF THE POINTS.
  - READING DATA BASED ON TRANSIT MEASUREMENTS SECTION 3 & 5 RECORDED IN PLAT BOOK 30, PAGE 33, N 07°45'00" W



**LEGAL DESCRIPTION**

BEING THE TRACT CONVEYED TO THE CITY OF HURSTBOURNE, KENTUCKY BY DEED BOOK 7102, PAGE 88, BEING THE TRACT OF LAND IN THE CITY OF HURSTBOURNE, KENTUCKY, AND BEING LOT 20 OF THE FIRST SUBDIVISION OF THE HURSTBOURNE PARKWAY, AS SHOWN ON PLAT BOOK 46, PAGE 37.



**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY, PLANS, AND SPECIFICATIONS FOR THE HURSTBOURNE PARKWAY, WEST GAIN UNIT, ARE CORRECT AND ACCURATE AND THAT THE DIMENSIONS AND ELEVATIONS SHOWN THEREON WERE ESTABLISHED FROM THE ORIGINAL FIELD NOTES AND MEASUREMENTS MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF KENTUCKY.

DATE: 10/14/2002

BY: [Signature]



**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
301 WEST MARKET STREET, SUITE 200  
LOUISVILLE, KENTUCKY 40202  
(502) 584-1271



**PROPERTY MAP**  
**HURSTBOURNE SPRINGS**  
**CONDOMINIUMS**  
**SECTION 2**  
**BUILDING 2**  
JEFFERSON COUNTY, KENTUCKY



DATE: 10/14/2002  
BY: [Signature]

**EIGHTEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Eighteenth Amendment is made and entered into as of April 19, 2001, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "Declaration"), which submitted to a horizontal [condominium] property regime (the "Regime") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by a Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, by a Fourteenth Amendment dated October 9, 2000, of record in Deed Book 7526, Page 142, by a Fifteenth Amendment dated October 24, 2000, of record in Deed Book 7534, Page 131, by a Sixteenth Amendment dated November 12, 2000, of record in Deed Book 7545, Page 844, and by a Seventeenth Amendment dated December 14, 2000, of record in Deed Book 7559, Page 717, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Eighteenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book 81, Pages

60597  
4-20-01

50, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Eighteenth Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, the floor plans recorded with the Fourteenth Amendment in Apartment Ownership Book 79, Page 3, the floor plans recorded with the Fifteenth Amendment in Apartment Ownership Book 79, Pages 19 and 20, the floor plans recorded with the Sixteenth Amendment in Apartment Ownership Book 79, Pages 40 and 41, and the floor plans recorded with the Seventeenth Amendment in Apartment Ownership Book 80, Pages 9 and 10, all in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Eighteenth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by Exhibit A to this Eighteenth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

WITNESS the signature of Developer on the above date.

**HS DEVELOPERS, LLC**

By:   
Stephen E. Pfe, Manager

COMMONWEALTH OF KENTUCKY )  
 )SS  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me on April 19, 2001, by Stephen E. Poe, manager of HS Developers, LLC, a Kentucky limited liability company, on behalf of the company.

*William R. Sims*  
Notary Public  
Commission expires: May 11, 2002

This Instrument Prepared By:

*David B. Buechler*  
David B. Buechler  
Salyers & Buechler, P. S. C.  
Suite 204, The 1000 Building  
6200 Dutchmans Lane  
Louisville, Kentucky 40205

## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,888.61	1.3%
2B	1 Story	See Plans	1,868.94	1.3%
3A	1 Story	See Plans	1,970.35	1.4%
3B	1 Story	See Plans	1,875.00	1.4%
4A	2 Story	See Plans	2,298.68	1.6%
4B	2 Story	See Plans	2,324.95	1.6%
5A	1 Story	See Plans	1,576.21	1.1%
5B	2 Story	See Plans	1,754.02	1.2%
1A	1 Story	See Plans	3,284.03	2.3%
1B	1 Story	See Plans	3,277.84	2.3%
7A	2 Story	See Plans	2,267.84	1.6%
7B	2 Story	See Plans	2,291.32	1.6%
11A	2 Story	See Plans	2,225.45	1.6%
11B	2 Story	See Plans	2,301.31	1.6%
23A	2 Story	See Plans	1,758.80	1.2%
23 B	2 Story	See Plans	1,762.31	1.2%
9A	1 Story	See Plans	1,587.81	1.1%
9B	1 Story	See Plans	1,575.52	1.1%
15A	1 Story	See Plans	3,258.77	2.3%
15B	2 Story	See Plans	3,632.35	2.5%
16A	1 Story	See Plans	3,489.51	2.4%
16B	1 Story	See Plans	3,475.04	2.4%
17A	1 Story	See Plans	1,871.66	1.3%
17B	1 Story	See Plans	1,868.26	1.3%
6A	2 Story	See Plans	2,906.52	2.0%
6B	1 Story	See Plans	2,696.89	1.9%
13A	1 Story	See Plans	3,474.58	2.4%
13B	1 Story	See Plans	3,478.46	2.4%
10	1 Story	See Plans	2,214.30	1.6%
18A	2 Story	See Plans	2,267.84	1.6%
18B	2 Story	See Plans	2,281.32	1.6%
12A	2 Story	See Plans	2,432.87	1.7%
12B	1 Story	See Plans	3,078.52	2.2%
20A	2 Story	See Plans	2,403.69	1.7%
20B	2 Story	See Plans	2,401.21	1.7%
21A	2 Story	See Plans	2,384.01	1.7%
21B	2 Story	See Plans	2,384.37	1.7%
22A	1 Story	See Plans	1,940.16	1.4%
22B	1 Story	See Plans	1,933.70	1.4%
8A	1 Story	See Plans	1,944.50	1.4%
8B	2 Story	See Plans	2,391.21	1.7%
14A	2 Story	See Plans	3,651.86	2.6%
14B	2 Story	See Plans	3,374.80	2.4%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	1.7%

## Hurstbourne Springs Condominiums

43	2 Story	See Plans	2,346.35	1.6%
5	2 Story	See Plans	2,336.00	1.6%
6	2 Story	See Plans	2,328.53	1.6%
62	1 Story	See Plans	2,131.02	1.5%
4	1 Story	See Plans	2,123.11	1.5%
7	2 Story	See Plans	2,334.22	1.6%
10	2 Story	See Plans	2,331.25	1.6%
63	2 Story	See Plans	2,324.31	1.6%
40	1 Story	See Plans	3,419.25	2.4%
44	2 Story	See Plans	2,340.89	1.6%
57	1 Story	See Plans	2,390.61	1.7%
3	2 Story	See Plans	2,490.05	1.7%
58	1 Story	See Plans	3,864.43	2.7%
2	1 Story	See Plans	2,195.16	1.5%
<b>TOTALS</b>			<b>142,500.86</b>	<b>100.0%</b>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

CONDOMINIUM  
OR

APT. OWNERSHIP

BOOK 81 PAGE 50  
FILE NO. 1341

Document No.: DN2001060396

Lodged By: BUEHLER

Recorded On: 04/20/2001 09:15:37

Total Fees: 16.00

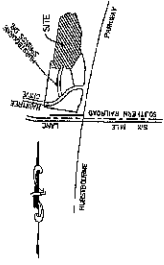
Transfer Tax: .00

County Clerk: Bobbie Holmeclaw-JEFF CO KY

Deputy Clerk: YWLL#62

END OF DOCUMENT<sup>2</sup>

82x58



○ DENOTES FOUND 5/8" IRON PIN  
W/ CAP STEEL L BBOX US 3022  
UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAN WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT THE MEASUREMENTS AND CALCULATIONS WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT AND THE BY-LAWS OF THE SURVEYING BOARD OF THE STATE OF KENTUCKY. I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY AND AM NOT PROVIDING ANY SERVICES OR OPINIONS IN THIS STATE OTHER THAN THOSE FOR WHICH I AM LICENSED.

*Steven J. Bruck*  
REGISTERED LAND SURVEYOR, KY 3022

**ENGINEER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THESE PLANS ACCURATELY DEPICT THE LAYOUT, DIMENSIONS AND VOLUMES OF THE UNITS AS AUTHORIZED BY THE APPLICANT AND SUBMITTED AND SWORN TO BY THE APPLICANT.

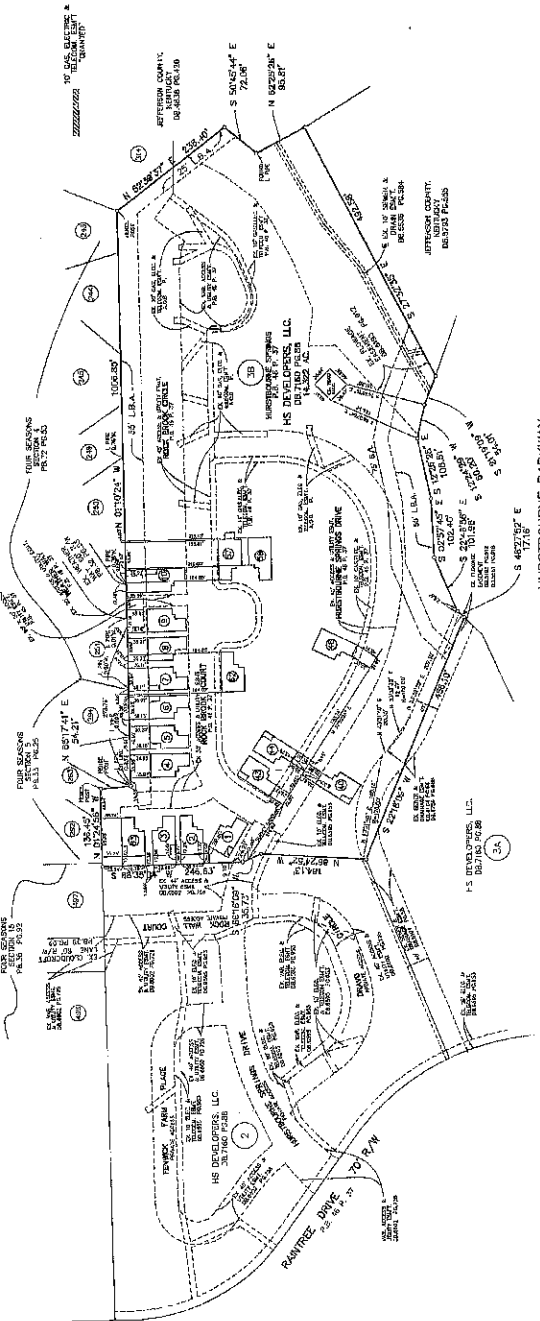
*Robert J. ...*  
REGISTERED PROFESSIONAL ENGINEER, KY 10,000



COMPANION  
KENTUCKY  
APPROVED BY  
DATE: 10/15/20  
BY: [Signature]  
RECORDING OFFICE  
COUNTY CLERK  
JEFFERSON COUNTY, KY  
RECORDING NO. 1001200  
RECORDING DATE 10/15/20  
RECORDING TIME 10:00 AM



**LEGAL DESCRIPTION**  
BEING THE TRACT CONVEYED TO HS DEVELOPERS, LLC AS RECORDED IN DEED BOOK 77, PAGE 8-9, IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY, AND BEING THE RECORDED PLAN FOR HURSTBOURNE, AS SHOWN IN PLAN BOOK 46, PAGE 37.



**BENCH MARKS (U.S.S., DATUM)**

- BM 713-1 SET SQUARE CUT IN TOP OF CURB, WEST SIDE OF RAILROAD, 100 FT NORTH OF E. SOUTHERN RAILROAD OVERPASS. ELEV. 624.31
- BM 713-2 SET RAILROAD SPUR IN NORTH SIDE OF RAILROAD, 100 FT WEST OF E. SOUTHERN RAILROAD OVERPASS. ELEV. 627.85
- BM 72 SET SQUARE CUT ON PORCH ADJACENT TO OLD HOUSE, 50 FT NORTHWEST OF 36" OAK, ON LOT 2. ELEV. 622.33



**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
115 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202  
(502) 584-1071

PROPERTY MAP  
**HURSTBOURNE SPRINGS CONDOMINIUMS**  
SECTION 2  
BUILDINGS B, 9 & 4B  
JEFFERSON COUNTY, KENTUCKY

**NOTES:**

- EXISTING BUILDING NO. 1 & 43 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 77, PAGES 8-9.
- EXISTING BUILDING NO. 5, 6 & 69 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 77, PAGE 3.
- EXISTING BUILDING NO. 7, 10 & 63 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 79, PAGE 3.
- EXISTING BUILDING NO. 2, 10 & 63 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 79, PAGES 15-20.
- EXISTING BUILDING NO. 10, 41 & 27 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 79, PAGES 40-41.
- EXISTING BUILDING NO. 2 & 58 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 80, PAGES 9-10.
- EXISTING BUILDING NO. 3 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 81, PAGE 21.

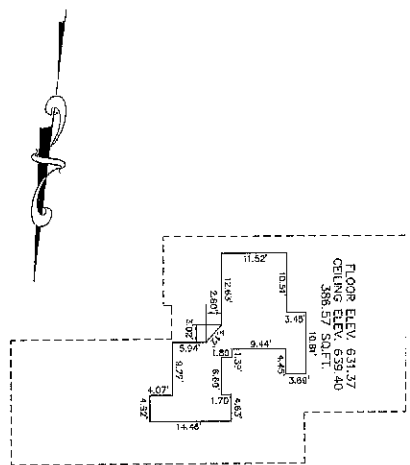
**NOTES:**

- EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE BOUND BY BOUNDARY LINES SHOWN AND BY THE HORIZONTAL PLACES AT THE FLOOR AND CEILING ELEVATIONS NOTED BELOW.
- ELEVATIONS SHOWN IN FEET ARE BASED UPON U.S.S. & INDICATES CHANGE IN ELEVATION.
- LESSON
- ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90° UNLESS OTHERWISE SHOWN.
- THIS PLAN IS SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.
- THIS IS A CLASS "A" SURVEY. THE UNADJUSTED PREVIOUS RATIO 1:11,718 WAS ADJUSTED FOR CLARITY.
- BEARING DATA BASED ON QUADRANT BEARINGS, SECTION 5 AS RECORDED IN PLAN BOOK 24, PAGE 28, IN 1974.

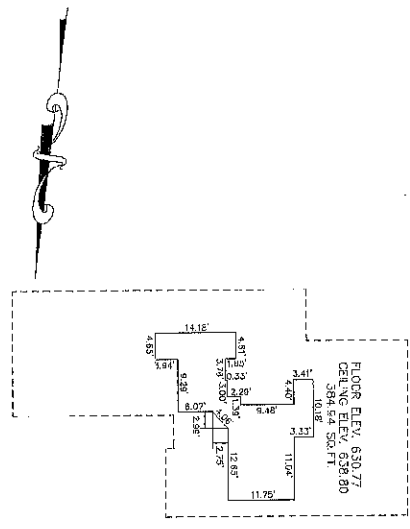
5 X 28

82x5

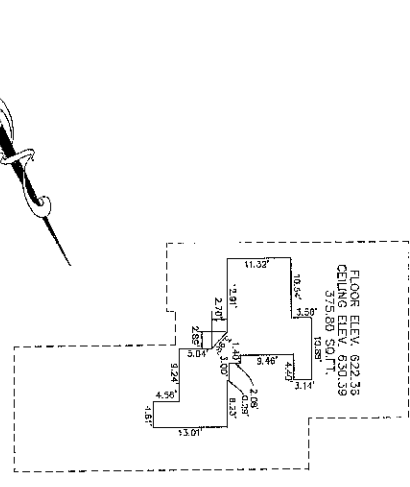
22x28



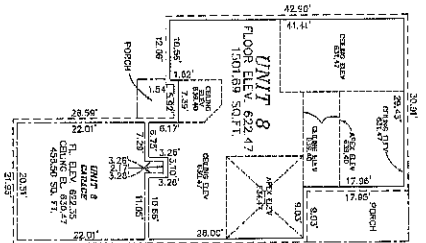
SECOND FLOOR  
BUILDING 8



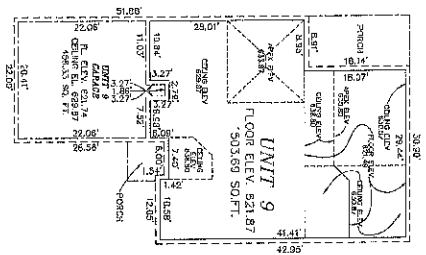
SECOND FLOOR  
BUILDING 9



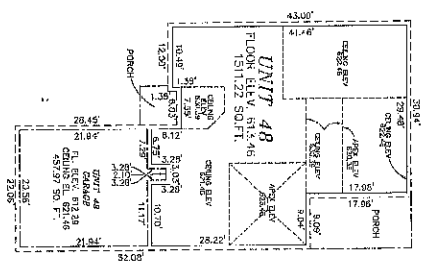
SECOND FLOOR  
BUILDING 48



FIRST FLOOR  
BUILDING 8



FIRST FLOOR  
BUILDING 9



FIRST FLOOR  
BUILDING 48



SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
285 WEST MARKET STREET, JARVISVILLE, VIRGINIA 24122  
(940) 266-1921



HUNTSBOURNE SPRINGS  
CONDOMINIUMS  
SECTION 2  
BUILDING NO. 8, 9 & 48  
JEPPERSON COUNTY, VIRGINIA



DATE: 11/20/01  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN  
PROJECT NO.: 01-0000000000  
SHEET NO.: 2 OF 2

22x28

22x28



**NINETEENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Nineteenth Amendment is made and entered into as of May 16, 2001, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by a Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, by a Fourteenth Amendment dated October 9, 2000, of record in Deed Book 7526, Page 142, by a Fifteenth Amendment dated October 24, 2000, of record in Deed Book 7534, Page 131, by a Sixteenth Amendment dated November 12, 2000, of record in Deed Book 7545, Page 844, by a Seventeenth Amendment dated December 14, 2000, of record in Deed Book 7559, Page 717, and by an Eighteenth Amendment dated April 19, 2000, of record in Deed Book 7630, Page 750, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

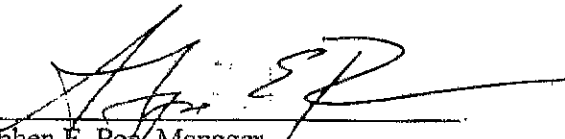
1. Simultaneously with the recording of this Nineteenth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book \_\_\_\_\_, Pages \_\_\_\_\_, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Nineteenth Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, the floor plans recorded with the Fourteenth Amendment in Apartment Ownership Book 79, Page 3, the floor plans recorded with the Fifteenth Amendment in Apartment Ownership Book 79, Pages 19 and 20, the floor plans recorded with the Sixteenth Amendment in Apartment Ownership Book 79, Pages 40 and 41, the floor plans recorded with the Seventeenth Amendment in Apartment Ownership Book 80, Pages 9 and 10, and the floor plans recorded with the Eighteenth Amendment in Apartment Ownership Book 81, Pages 50, all in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Nineteenth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by **Exhibit A** to this Nineteenth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

WITNESS the signature of Developer on the above date.

HS DEVELOPERS, LLC

By:   
Stephen E. Pog, Manager



## EXHIBIT A

DBD 7648PG0110

## Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.2%
2B	1 Story	See Plans	1,869.94	1.3%
3A	1 Story	See Plans	1,970.35	1.3%
3B	1 Story	See Plans	1,975.00	1.3%
4A	2 Story	See Plans	2,298.66	1.5%
4B	2 Story	See Plans	2,324.95	1.6%
5A	1 Story	See Plans	1,576.21	1.1%
5B	2 Story	See Plans	1,754.02	1.2%
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<b>SECTION 2</b>				
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43	2 Story	See Plans	2,346.35	1.6%

## Hurstbourne Springs Condominiums

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3	2 Story	See Plans	2,490.05	1.7%
58	1 Story	See Plans	3,864.43	2.6%
2	1 Story	See Plans	2,195.16	1.5%
8	2 Story	See Plans	2,346.76	1.6%
9	2 Story	See Plans	2,344.96	1.6%
48	2 Story	See Plans	2,344.99	1.6%
<b>TOTALS</b>			<u>149,537.57</u>	<u>100.0%</u>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

CONDOMINIUM  
OR  
APT. OWNERSHIP  
BOOK 82 PAGE 546  
FILE NO. 1345

Document No.: DN2001078275  
Lodged By: salyers 4218  
Recorded On: 05/17/2001 09:10:49  
Total Fees: 16.00  
Transfer Tax: .00  
County Clerk: Bobbie Holsclaw-JEFF CD KY  
Deputy Clerk: KELMAL

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**TWENTIETH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
HURSTBOURNE SPRINGS CONDOMINIUMS**

This Twentieth Amendment is made and entered into as of June 7, 2001, by IIS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("**Developer**").

**RECITALS**

A. Fenwick Development Company, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Hurstbourne Springs Condominiums, dated November 10, 1995, of record in Deed Book 6664, Page 698, in the office of the Clerk of Jefferson County, Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration, with that Declaration having been amended by a First Amendment dated April 16, 1996, of record in Deed Book 6724, Page 474, by a Second Amendment dated July 25, 1996, of record in Deed Book 6766, Page 220, by a Third Amendment dated August 30, 1996, of record in Deed Book 6782, Page 54, by a Fourth Amendment dated September 16, 1996, of record in Deed Book 6787, Page 901, by a Fifth Amendment dated January 3, 1997, of record in Deed Book 6839, Page 365, by a Sixth Amendment of record in Deed Book 6978, Page 832, by a Seventh Amendment dated March 31, 1999, of record in Deed Book 7218, Page 469, by an Eighth Amendment dated August 16, 1999, of record in Deed Book 7303, Page 924, by a Ninth Amendment dated December 2, 1999, of record in Deed Book 7364, Page 629, by a Tenth Amendment dated January 24, 2000, of record in Deed Book 7391, Page 346, by an Eleventh Amendment dated March 1, 2000, of record in Deed Book 7420, Page 426, by a Twelfth Amendment dated April 20, 2000, of record in Deed Book 7434, Page 323, by a Thirteenth Amendment dated July 14, 2000, of record in Deed Book 7479, Page 705, by a Fourteenth Amendment dated October 9, 2000, of record in Deed Book 7526, Page 142, by a Fifteenth Amendment dated October 24, 2000, of record in Deed Book 7534, Page 131, by a Sixteenth Amendment dated November 12, 2000, of record in Deed Book 7545, Page 844, by a Seventeenth Amendment dated December 14, 2000, of record in Deed Book 7559, Page 717, by an Eighteenth Amendment dated April 19, 2001, of record in Deed Book 7630, Page 750, and by a Nineteenth Amendment dated May 16, 2001, of record in Deed Book 7630, Page 750, all in the office of the Clerk of Jefferson County, Kentucky.

B. By deed dated December 29, 1998, of record in Deed Book 7160, Page 88, in the office of the Clerk of Jefferson County, Kentucky, Fenwick Development Company, Inc. conveyed to Developer all of its interests in the land and the development rights of the Regime.

C. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any Unit owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW, THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:



1. Simultaneously with the recording of this Twentieth Amendment, there has been filed in the office of the Clerk of Jefferson County, Kentucky, at Apartment Ownership Book \_\_\_\_\_, Pages \_\_\_\_\_, a set of floor plans showing the layout, location, Unit numbers and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Twentieth Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Apartment Ownership Book 53, Pages 37 to 39, the floor plans recorded with the First Amendment in Apartment Ownership Book 55, Pages 18-20, the floor plans recorded with the Second Amendment in Apartment Ownership Book 56, Pages 36-37, the floor plans recorded with the Third Amendment in Apartment Ownership Book 57, Pages 22-24, the floor plans recorded with the Fourth Amendment in Apartment Ownership Book 57, Pages 35-36, the floor plans recorded with the Fifth Amendment in Apartment Ownership Book 59, Pages 13 and 14, the floor plans recorded with the Sixth Amendment in Apartment Ownership Book 63, Page 41, the floor plans recorded with the Seventh Amendment in Apartment Ownership Book 71, Pages 9 and 10, the floor plans recorded with the Eighth Amendment in Apartment Ownership Book 73, Pages 13 and 14, the floor plans recorded with the Ninth Amendment in Apartment Ownership Book 75, Pages 8 and 9, the floor plans recorded with the Tenth Amendment in Apartment Ownership Book 75, Pages 37 and 38, the floor plans recorded with the Twelfth Amendment in Apartment Ownership Book 77, Pages 6 to 9, the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, the floor plans recorded with the Fourteenth Amendment in Apartment Ownership Book 79, Page 3, the floor plans recorded with the Fifteenth Amendment in Apartment Ownership Book 79, Pages 19 and 20, the floor plans recorded with the Sixteenth Amendment in Apartment Ownership Book 79, Pages 40 and 41, the floor plans recorded with the Seventeenth Amendment in Apartment Ownership Book 80, Pages 9 and 10, the floor plans recorded with the Eighteenth Amendment in Apartment Ownership Book 81, Pages 50, and the floor plans recorded with the Nineteenth Amendment in Apartment Ownership Book 81, Pages 50, all in the office of the Clerk of Jefferson County, Kentucky.

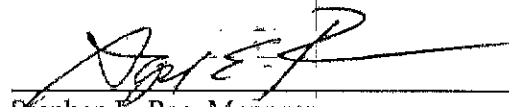
2. The new units created by and submitted to the Regime by this Twentieth Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by **Exhibit A** to this Twentieth Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

WITNESS the signature of Developer on the above date.

**HS DEVELOPERS, LLC**

By: \_\_\_\_\_

  
Stephen E. Poe, Manager



Hurstbourne Springs Condominiums

Unit No.	Unit Type	Location	Unit Floor Area	Percentage of Common Interest
<b>SECTION 1</b>				
2A	1 Story	See Plans	1,868.61	1.2%
2B	1 Story	See Plans	1,869.94	1.2%
3A	1 Story	See Plans	1,970.35	1.3%
3B	1 Story	See Plans	1,975.00	1.3%
4A	2 Story	See Plans	2,298.66	1.5%
4B	2 Story	See Plans	2,324.95	1.5%
5A	1 Story	See Plans	1,576.21	1.0%
5B	2 Story	See Plans	1,754.02	1.1%
1A	1 Story	See Plans	3,284.03	2.1%
1B	1 Story	See Plans	3,277.84	2.1%
7A	2 Story	See Plans	2,267.84	1.4%
7B	2 Story	See Plans	2,291.32	1.5%
11A	2 Story	See Plans	2,225.45	1.4%
11B	2 Story	See Plans	2,301.31	1.5%
23A	2 Story	See Plans	1,758.80	1.1%
23 B	2 Story	See Plans	1,762.31	1.1%
9A	1 Story	See Plans	1,567.81	1.0%
9B	1 Story	See Plans	1,575.52	1.0%
15A	1 Story	See Plans	3,258.77	2.1%
15B	2 Story	See Plans	3,632.35	2.3%
16A	1 Story	See Plans	3,469.51	2.2%
16B	1 Story	See Plans	3,475.04	2.2%
17A	1 Story	See Plans	1,871.66	1.2%
17B	1 Story	See Plans	1,868.26	1.2%
6A	2 Story	See Plans	2,906.52	1.8%
6B	1 Story	See Plans	2,696.89	1.7%
13A	1 Story	See Plans	3,474.58	2.2%
13B	1 Story	See Plans	3,478.46	2.2%
10	1 Story	See Plans	2,214.30	1.4%
19A	2 Story	See Plans	2,267.84	1.4%
19B	2 Story	See Plans	2,291.32	1.5%
12A	2 Story	See Plans	2,432.87	1.5%
12B	1 Story	See Plans	3,078.52	2.0%
20A	2 Story	See Plans	2,403.69	1.5%
20B	2 Story	See Plans	2,401.21	1.5%
21A	2 Story	See Plans	2,384.01	1.5%
21B	2 Story	See Plans	2,384.37	1.5%
22A	1 Story	See Plans	1,940.16	1.2%
22B	1 Story	See Plans	1,933.70	1.2%
8A	1 Story	See Plans	1,944.50	1.2%
8B	2 Story	See Plans	2,391.21	1.5%
14A	2 Story	See Plans	3,651.66	2.3%
14B	2 Story	See Plans	3,374.80	2.1%
<b>SECTION 2</b>				
1	2 Story	See Plans	2,369.51	1.5%
43	2 Story	See Plans	2,348.35	1.5%

Hurstbourne Springs Condominiums

5	2 Story	See Plans	2,336.00	1.5%
6	2 Story	See Plans	2,328.53	1.5%
62	1 Story	See Plans	2,131.02	1.4%
4	1 Story	See Plans	2,123.11	1.3%
7	2 Story	See Plans	2,334.22	1.5%
10	2 Story	See Plans	2,331.25	1.5%
63	2 Story	See Plans	2,324.31	1.5%
40	1 Story	See Plans	3,419.25	2.2%
44	2 Story	See Plans	2,340.89	1.5%
57	1 Story	See Plans	2,390.61	1.5%
3	2 Story	See Plans	2,490.05	1.6%
58	1 Story	See Plans	3,864.43	2.5%
2	1 Story	See Plans	2,195.16	1.4%
8	2 Story	See Plans	2,346.76	1.5%
9	2 Story	See Plans	2,344.96	1.5%
48	2 Story	See Plans	2,344.99	1.5%
39	1 Story	See Plans	3,549.83	2.3%
59	2 Story	See Plans	4,257.43	2.7%
<b>TOTALS</b>			<b>157,344.83</b>	<b>100.0%</b>

NOTE: Section 1 and Section 2 are part of the same condominium regime.

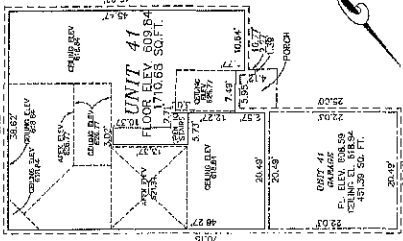
CONDOMINIUM  
OR  
APT. OWNERSHIP  
BOOK 82 PAGE 12  
FILE NO. 134B

Document No.: DN2001087860  
Lodged By: SALYERS  
Recorded On: 05/04/2001 08:12:07  
Total Fees: 15.00  
Transfer Tax: .00  
County Clerk: Bobbie Holsclaw-JEFF CO KY  
Deputy Clerk: EVMAY

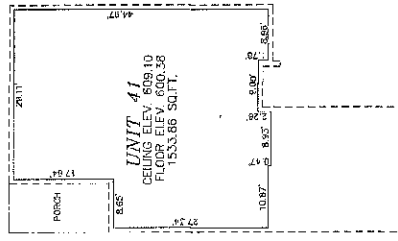
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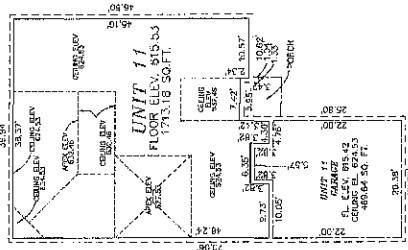
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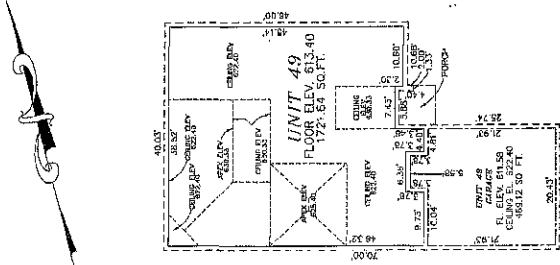
**FIRST FLOOR**  
**BUILDING 41**



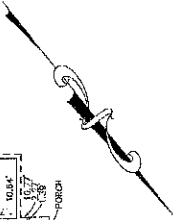
**BASEMENT**  
**BUILDING 41**



**FIRST FLOOR**  
**BUILDING 11**



**FIRST FLOOR**  
**BUILDING 49**



82x52

CONDOMINIUM  
OR  
APARTMENT  
NO. **82X52**  
FILE NO. **1363**

Record No. 1000000000  
Signed by: [Signature]  
Notary Public  
Notary State of Kentucky  
Notary Commission Expires: 08/15/2011

**2**

**HURSTBOURNE SPRINGS**  
**CONDOMINIUMS**  
**SECTION 2**  
**BUILDING NO. 11, 41 & 49**  
JEFFERSON COUNTY, KENTUCKY



**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
1603 5th Avenue  
Louisville, Kentucky 40202



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82x50