### DB 0 7 4 7 9 PG 0 7 0 5

# 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

- Fenwick Development Compaint, 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 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 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,

### DB 0 7 4 7 9 PG 0 7 0 6

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 Tenth Amendment in Apartment Ownership Book 75, 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

Stephen E. Poe, Manager

COMMONWEALTH OF KENTUCKY

**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:

## DB07479PG0707

This Instrument Prepared By:

David B. Buechler

Suite 204, The 1000 Building 6200 Dutchmans Lane Louisville, Kentucky 40205

#### EXHIBIT A

DB 0 7 4 7 9 PG 0 7 0 8

Unit No.		Location	Condominums Unit Floor Area	Percentage of
Attit MO.	One Type	Location	Office 1001 Area	Common Interest
SECTION 1				Gottimon mecrose
OLOTION I			Company Control (Section 1)	
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	
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	
23 B	2 Story	See Plans	1,762.31	
9A	1 Story	See Plans	1,567.81	1.3%
9B	1 Story	See Plans	1,575.52	
15A	1 Story	See Plans	3,258.77	2.8%
15B	2 Story	See Plans	3,632.35	
16A	1 Story	See Plans	3,469.51	
16B	1 Story	See Plans	3,475.04	
17A	1 Story	See Plans	1,871.66	
17B	1 Story	See Plans	1,868.26	
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	
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%
SECTION 2			Andreadors Althorisms and a 1111 to 1	
1	2 Story	See Plans	2,369.51	2.0%

EXHIBITA DB 0 7 4 7 9 PG 0 7 0 9

Hurstbourne Springs Condominums

	i luiotat.	dine goings oo	Idominanta	
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%
		<u>-</u>		
TOTALS		:	116,687.58	<u>100.0</u> %
,				**************************************
NOTE: Section 1 a	nd Section 2 a	re part of the san	ne condominium reg	ime.

Document No.: DN2000092946

Lodged By: salyers

Recorded On: 07/14/2000

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Total Fees:

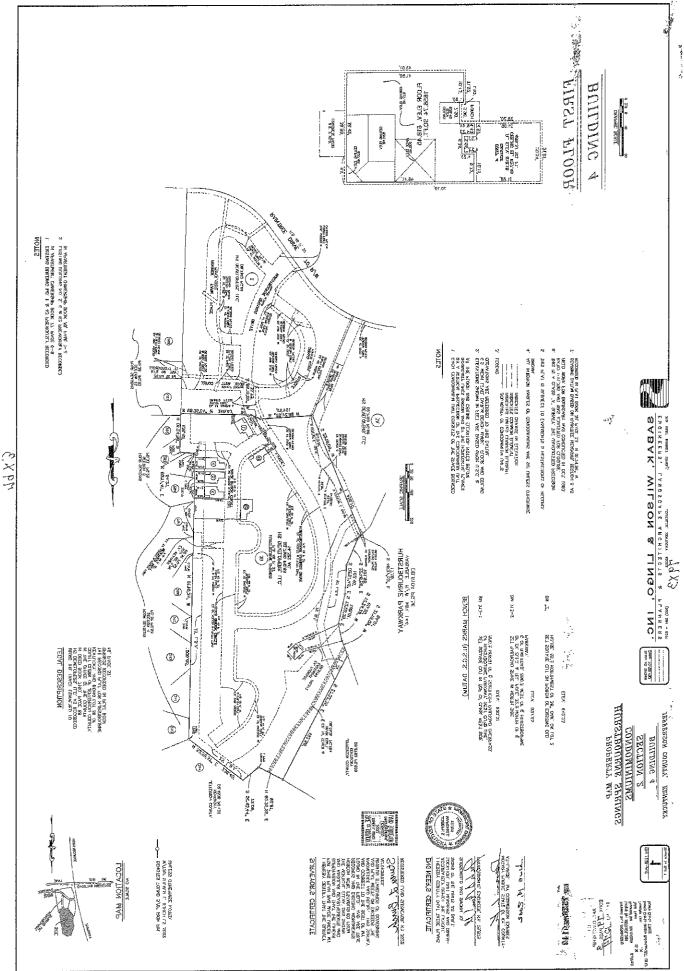
16.00

Transfer Tax:

.00

County Clerk: Bobbie Holsclaw-JEFF CO KY

Deputy Clerk: PENWIM



79 K3

### DB07526PG0142

# 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**

- Fenwick Development Company, Inc. placed to record a Master Deed and A. 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, 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 39
Pages 63, 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

## DB07526PG0143

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, and the floor plans recorded with the Thirteenth Amendment in Apartment Ownership Book 78, Pages 1 and 2, all in the office of the Clerk of Jefferson County, Kentucky.

- The new units created by and submitted to the Regime by this Fourteenth 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 Fourteenth Amendment.
- In all other respects, Developer ratifies and affirms all of the terms and provisions of 3. the Declaration.

WITNESS the signature of Developer on the above date.

HS DEVELOPERS, LLC

COMMONWEALTH OF KENTUCKY

)SS

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me on October 9, 2000, by Stephen E. Poe, manager of HS Developers, LLC, a Kentucky limited liability company, on behalf of the company.

Notary Public
Commission expires: 1//17/200 >

# DB07526PG0144

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

Hurstbourne Springs Condominums

Unit No.		Location	Unit Floor Area	Percentage of
<u> </u>		Loudin		Common Interest
SECTION 1			S. J. Mary St. Beatle, May Conf. Low, Japanese	
SECTION 1	<del>,</del>			WA
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%
7 <u>A</u> 7B	2 Story	See Plans	2,291.32	1.9%
	2 Story	See Plans	2,225.45	1.9%
11A	2 Story	See Plans	2,301.31	1.9%
11B	2 Story		2,301.31 1,758.80	1.5%
23A	2 Story	See Plans		
23 B	2 Story	See Plans	1,762.31	1.5% 1.3%
9A	1 Story	See Plans	1,567.81	
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	
17A	1 Story	See Plans	1,871.66	
<u>178</u>	1 Story	See Plans	1,868.26	
6A	2 Story	See Plans	2,906.52	2.4%
6B	1 Story	See Plans	2,696.89	
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%
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	1.6%
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%
SECTION 2		<del> </del>		
SECTION 4		····		
4	2 Story	See Plans	2,369.51	2.0%
······································		See Plans	2,346.35	2.0%
43	2 Story	Joee Fidins	L 2,340,35	∠.∨ /0

Hurstbourne Springs Condominums

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%
TOTALS			118,810.69	<u>100.0</u> %
			-1	MANAGEMENT OF THE PROPERTY OF
NOTE: Section 1 and	Section 2 ar	e part of the sam	e condominium regi	me.

CONDOMINIUM

APT. OWNERSHIP

Document No.: DN2000136554

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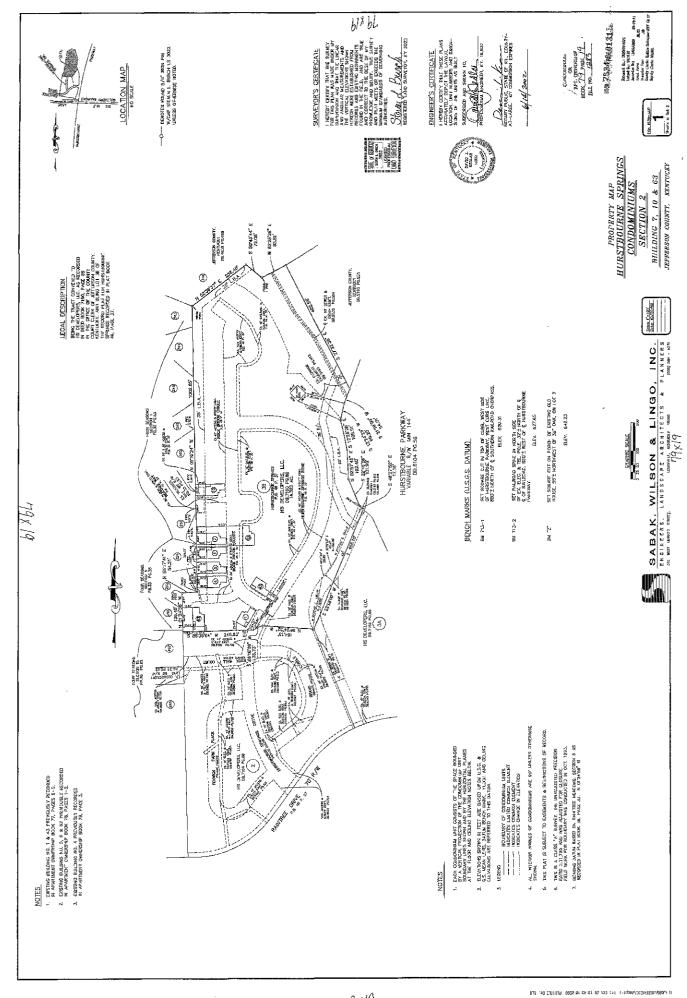
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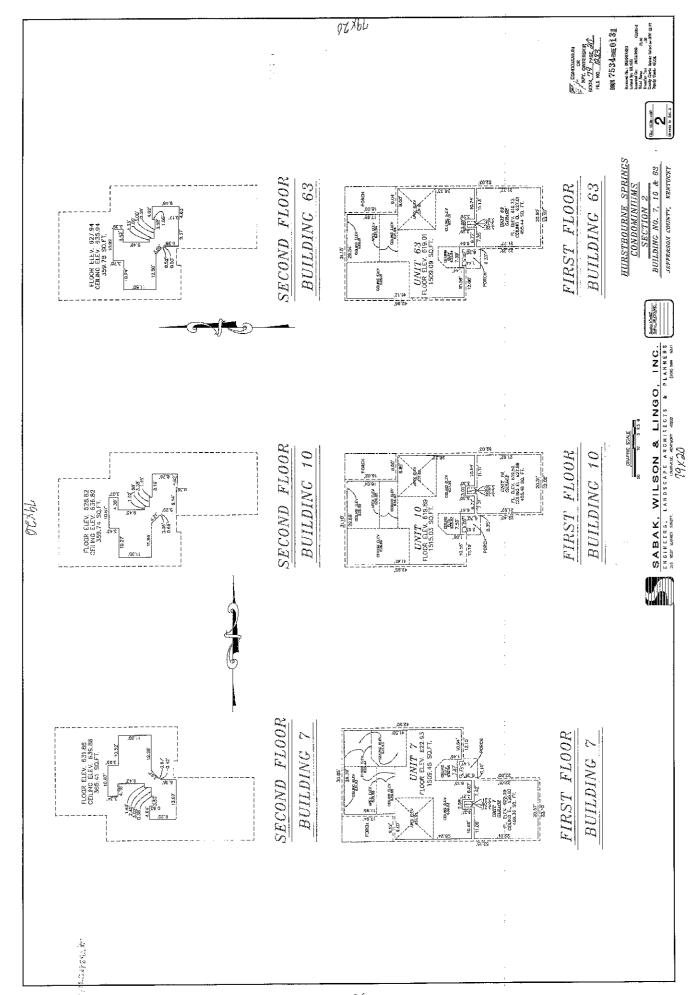
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Transfer Tax:

County Clerk: Bobbie Holsclaw-JEFF CO KY

Deputy Clerk: TIFSTE





# 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

- 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, 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 19. Pages 19+20, a set of floor plans showing the layout, location, Unit numbers and

#### DB 0 7 5 3 4 PG 0 1 3 2

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

## DB 0 7 5 3 4 PG 0 1 3 3

COMMONWEALTH OF KENTUCKY	) )SS
COUNTY OF JEFFERSON	
The foregoing instrument was ackn E. Poe, manager of HS Developers, LLC, company.	owledged before me on October 24, 2000, by Stephen a Kentucky limited liability company, on behalf of the
	Notary Public Commission expires: ///7/2003

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 0 7 5 3 4 PG 0 1 3 4

Unit No.	1	Location	Condominums Unit Floor Area	Percentage of
	7.5			Common Interest
SECTION 1	1			
<u></u>				
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%
4B	2 Story	See Plans	2,324.95	1.8%
5A	1 Story	See Plans	1,576.21	1.3%
5B	2 Story	See Plans	1,754.02	1.4%
	1 Story	See Plans	3,284.03	2.6%
1B	1 Story	See Plans	3,277.84	
7A	2 Story	See Plans	2,267.84	
7B	2 Story	See Plans	2 <u>,</u> 291.32	1.8%
11A	2 Story	See Plans	2,225.45	1.8%
118	2 Story	See Plans	2,301.31	1.8%
23A	2 Story	See Plans	1,758.80	1.4%
23 B	2 Story	See Plans	1,762.31	1.4%
9A	1 Story	See Plans	1, <u>5</u> 67.81	1.2%
9B	1 Story	See Plans	1,575.52	1.3%
15A	1 Story	See Plans	3,258.77	2.6%
15B	2 Story	See Plans	3,632.35	2.9%
16A	1 Story	See Plans	3,469.51	2.8%
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%
13A	1 Story	See Plans	3,474.58	2.8%
13B	1 Story	See Plans	3,478.46	2.8%
10	1 Story	See Plans	2,214.30	1.8%
19A	2 Story	See Plans	2,267.84	1.8%
19B	2 Story	See Plans	2,291.32	1.8%
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%
	,			A state of All property against a comment of
SECTION 2				
				granta like t
1	2 Story	See Plans	2,369.51	1.9%
43	2 Story	See Plans	2,346.35	1.9%

EXHIBIT A

DB 0 7534 PG 0 135

	Hurstbo	ourne Springs Cor	ndominums		
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%	
				/** ** \# ** *	
TOTALS			125,800.47	100.0%	
NOTE: Section 1 and Section 2 are part of the same condominium regime.					

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APT. OWNERSHIP PAGE 19	<u>X</u> (
FILE NO. 128.3	

Document No.: DN2000144022

Lodged By: SALYERS

Recorded On: 10/24/2000

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Total Fees:

16.00

Transfer Tax:

.00

County Clerk: Bobbie Holsclaw-JEFF CO KY

Deputy Clerk: KELMAL

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SET SOUVAGE OUT DN POWCH OF EXISTING OLD HOUSE, 55°E NORTHWEST OF 36" ONK, ON LOT 2 ELEV. 527.65 ELEY. 642.23

SET RALIPROAD SPIKE IN MORTH SIDE OF FX. ELEC. & IEL. POLE, 32'± MORTH OF E © UF RALIRDAD, 850'± WEST OF E HIRSTBOURNE PARKWAY.

BM 713~2

SET SQUARE COT IN 100 OF OWN, WEST SIDE OF HURSTHOURNA PARKWAY, WEST CURB LIFE, URD'T NORTH OF SCUTTERS RAILFOAD OVERPASS.

13시 BENCH MARKS (U.S.G.S. DATUM)

BOUNDARY OF CONDOMINUM UNITS
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 THIS IS A CLASS "A" SURVEY, THE UNADJUSTED PRECISION RATIO 1:11,785 AND WAS ADJUSTED FOR CLOSURE. FIELD WORK FOR BOUNDARY WAS CONDUCTED IN OCT. 1993. 5. THIS PLAT IS SUBJECT TO CASEMENTS & RESTRICTIONS OF RECEIVED  ${\bf 4}.$  ALL INTERIOR ANGLES OF CONDOMINIONS ARE 90' UNICESS OTHERWISE SHOWN

7. BENRING DATUM BASED ON RAINTREE HENDOYS, SECTION 5 AS RECIRADID IN PLAT BOOK 36, PAGE 33, N 01'24'36" W

ELEVATIONS SHOWN IN FEFT ARE RASED LIPON U.S.C. k G.S. NEAR LEVEL DATUM BERCH MARK. FLOOR AND COLING ELEVATIONS ARE REJECTED TO THIS DATUM.

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SURVEYOR'S CERTIFICATE

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EX.STMC BUILDING NO. 1 & 43 PREMIODELY RECORDED IN APARTNESSI CHRESSHIP BOOK 77, PAGES 5--8. EXISTING BUILDING NO. 0, 6 & 62 PREMIODELY RECORDED IN APARTNESM CURRENSHIP BOOK 78, PAGES 1-2.

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EXISTING BUILDING NO. 7, 10 & 63 FREVOUSLY RECEIPEDED IN APARTMENT OWNERSHIP ROOK 78, PAGES 19-70. COSTING DUILDING NO. 4 PROMOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 79, PAGE 3.

HS DEVELOPERS, LLC. BBJ/90 PCL85

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SECTION 5

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FOUR SEASONS SCENCH + PB.32 PG.53

HUESTBOURNE SPRINGS
CONDOMINIUMS
SECTION 2 JEFFERSON COUNTY, KENTUCKY BUILDING 40, 44 & 57

CONDOMINA

PART, CONNECSHIP

BOOK, T.M. SAGE, ADD

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MOTALY FUBUR, STATE OF KY, COUNTY-AT-LARGE IN COMMISSION EXPIRES JUNE W. 2002

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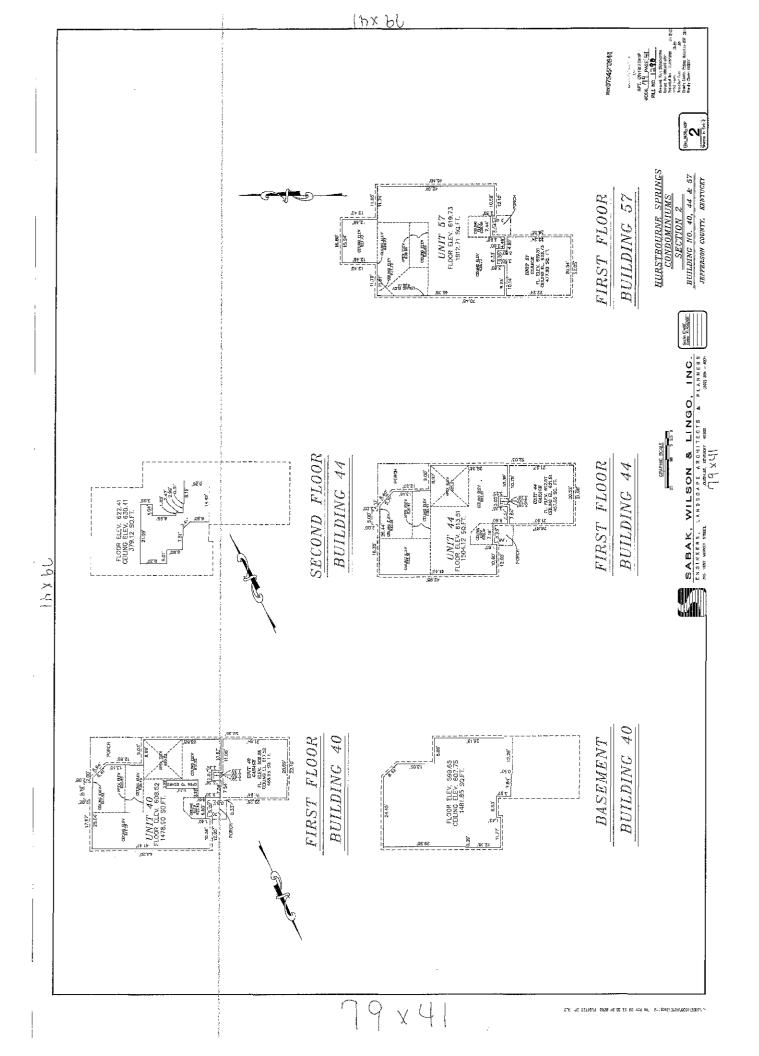
CONTROL OF THE PROPESSION OF THE PROPESS

I HERBRY CERTIFY THAT THESE PLANS ACCURATELY BEPIOT THE LAYOUT, LOCATION, UNIT NUMBERS AND DIRECT SIDNS OF THE LINES AS BILLET, ENGINEER'S CERTIFICATE

Stewar & Bunk

79 x 40

LOCATION MAP



#### 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 /Z, 2000, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

#### RECITALS

- Fenwick Development Company, Inc. placed to record a Master Deed and Declaration A. 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, 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 19, Pages 10, 11, 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

#### DB 0 7 5 4 5 PG 0 8 4 5

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 I 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

Stephen 1

en E Poe Manager

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#### **COUNTY OF JEFFERSON**

The foregoing instrument was acknowledged before me on November 2. 2000, by Stephen E. Poe, manager of HS Developers, LLC, a Kentucky limited liability company, on behalf of the company.

Notary Public

Commission expires:

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 Condominums

Unit No.	Unit Type		Condominums Unit Floor Area	Percentage of
	(2:::::::::::::::::::::::::::::::::::::			Common Interest
SECTION 1		İ	·	
		[]		
2A	1 Story	See Plans	1,868,61	1.4%
2B	1 Story	See Plans	1 <u>,869.94</u>	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 <u>,298</u> .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 <u>,28</u> 4.03	2.5%
1B	1 Story	See Plans	3,277.84	
7A	2 Story	See Plans	2,267.84	
7B	2 Story	See Plans	2,291.32	
11A	2 Story	See Plans	2,225.45	
1 i B	2 Story	See Plans	2 <u>,3</u> 01.31	1.7%
23A	2 Story	See Plans	1,758.80	
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	
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%
SECTION 2				
•				
1	2 Story	See Plans	2,369.51	1.8%
43	2 Story	See Plans	2,346.35	1.8%

#### EXHIBIT A

	7545PG0848					
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%		
10 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%		
		}				
TOTALS	I	!	133,951.22	100.0%		
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NOTE: Section 1 an	d Section 2 ar	e part of the sam	e condominium regin	ne.		

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OR
APT. OWNERSHIP.
BOOK 9 PAGE 40-4 (

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VARIABLE R/W MIN. 144
DB.6104 PG.58

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4. EXISTING BUILDING NO. 40, 44 & 57 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 19, PABLS 40-41

HS DEVELOPERS, LLC.

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FOUR SEASONS SECTION 15 PB.38 PC.82

FOUR SEASONS SECTION 5 PB.33 PC.25

FOUR SEASONS SECTION 4 PS, 32, PC, S3

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7. BEARING DARIM BASED ON RAINTREE HEADONS, SECTION 5 AS RECORDED IN PLAT BOOK 38, PAGE 33. N G124'S6" W

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5. THIS PLAT IS SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.

5. THIS IS A CLASS "A" SURVEY, THE UNLIQUISTED PRECISION PARTO 1-11,795 AND "MAS ADJUSTED FOR CLOSURE. FIELD MORK FOR EQUIDARY WAS CONDUCTED IN OCT. 1993.

BENCH MARKS (U.S.G.S. DATUM)

ELEY, 827,65

SET SQUARE OUT ON PORCH OF EXISTING OLD HOUSE, 35'\$ NORTHWEST OF 36" O.K. ON LOT 2

ELEV. 642.23

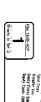
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PROPERTY MAP
HURSTBOURNE SPRINGS
CONDOMINIUMS
SECTION 2 JEFFERSON COUNTY, KENTUCKY BUILDING 3 & 58





PM 713-2

SET SQUARE CUT IN 100P OF CLARA, WEST SIDE OF HIRSTROCAREE PARKWY, MEST CUTS LINE 88년 또 KORTH OF © SQUTHERN RAUSOAD DAERFASS. ELEV. 620.31

SEL HAMANAD SYNE IN MORTH SIDE OF EX. ELEC. & TEL. POLE, 32° & NORTH OF & ELOF SAMENAD, BEN'T, WEST OF & HURSTBOURNE PARKNAY.

June 14, 2002



ENGINEER'S CERTIFICATE

1 HEREBY CERTIFY THAT THESE PLANS
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LOCATION, UNIT MANGERS AND JWENSTORS OF THE UNITS AS BUILT. SSCRIBED AND SIMDRAL TO,

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LEGAL DESCRIPTION

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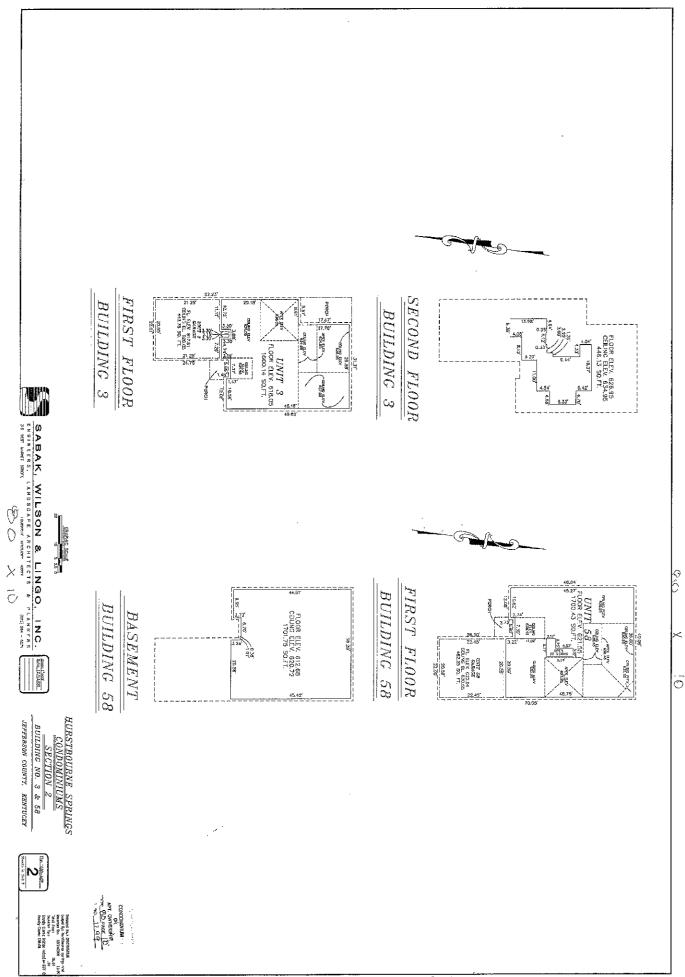
1. EXISTING FUILDING NO. 1 & 43 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 27, PAGES 8-9.

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4. EXISTING BUILDING NO. 7, IC & 63 PREMIOUSLY REDORDED IN APARTMENT DIMERSHIP BOOK 79, PAGES 19-20. 3. EXISTING RUILINGS NO. 4 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 79, PAGE 3.



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#### 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 /4, 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 \_\_\_\_\_,

\_, 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 DEVELOPER3, LLC

By:

Stephen E. Poé, Manager

COMMONWEALTH OF KENTUCKY	
COUNTY OF JEFFERSON	)SS )

The foregoing instrument was acknowledged before me on December 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

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	Condominums
	WIVI 143	

Unit No.	Unit Ty	e Location	Unit Floor Area	Percentage of
CECTION 4				Common Interest
SECTION 1	· .		·	
2A	1 Story		10000	
2B	1 Story	See Plans	1,868.61	1.3%
3A	1 Story	See Plans	1,869.94	1.3%
3B	1 Story	See Plans	1,970.35	1.4%
4A · · ··		See Plans	1,975.00	1.4%
4B	2 Story 2 Story	See Plans	2,298.66	1.6%
5A	1 Story	See Plans	2,324,95	1.7%
5B	2 Story	See Plans	1,576.21	1.1%
1A	1 Story	See Plans	1,754.02	1.3%
18 18	1 Story	See Plans	3,284.03	2.3%
-· <u>1</u> <u>2</u>	1 Story	See Plans	3,277.84	2.3%
7A 7B	2 Story	See Plans	2,267.84	1.6%
11Ā	2 Story	See Plans	2,291.32	1.6%
11B	2 Story	See Plans	2,225.45	1.6%
23A	2 Story	See Plans	2,301.31	1.6%
23 B	2 Story	See Plans	1,758.80	1.3%
	2 Story	See Plans	1,762.31	1.3%
9A 9B	1 Story	See Plans	1,567.81	1.1%
	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%
16A	1 Story	See Plans	3,469.51	2.5%
16B	1 Story	See Plans	3,475.04	2.5%
17A	1 Story	See Plans	1,871.66	1.3%
17B 6A	1 Story	See Plans	1,868.26	1.3%
	2 Story	See Plans	2,906.52	2.1%
6B	1 Story	See Plans	2,696.89	1.9%
13A	1 Story	See Plans	3,474.58	2.5%
13B	1 Story	See Plans	3,478.46	2.5%
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20A	2 Story	See Plans	2,403.69	1.7%
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21B	2 Story	See Plans	2,384.37	1.7%
22Å	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%
SECTION 2	1		· · · · · · · · · · · · · · · · · · ·	
	; <u> </u>			
- <u>1</u> . 43	2 Story 2 Story	See Plans	2,369.51	1.7%
	IZ OLUI Y	See Plans	2,346.35	1.7%

#### EXHIBIT A

	Hurstbo	ourne Springs Co	ndominums	
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%
	- ,		f	
TOTALS	;   		140,305.70	100.0%
- '				
NOTE: Section 1 and	Section 2 are	part of the same	e condominium regin	ne.

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

Document No.: DN2000168089

Lodged By: hurstbourne springs cond

Recorded On: 12/14/2000

Total Fees:

11:06:02

Transfer Tax:

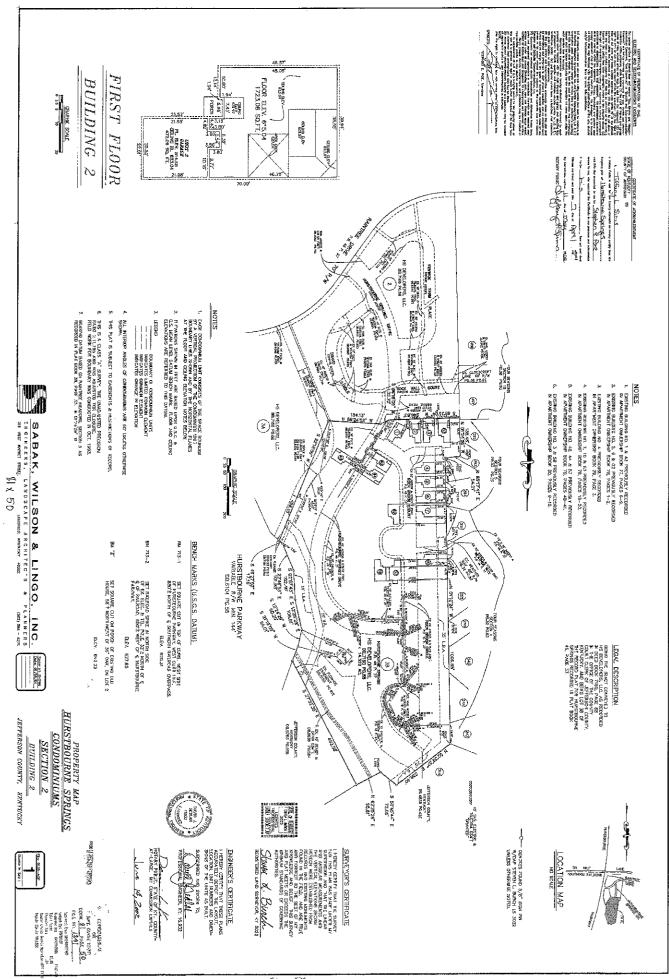
15.00

.00

County Clerk: Bobbie Holsclaw-JEFF CD KY

Deputy Clerk: CARHAR

END OF DOCUMENT



81 x 50

## 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 [9], 2001, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

#### RECITALS

- 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, 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 ..., Pages

ariment Owner

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

tephen E Pae, Manager

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	DB 0 7 6 3 0 PG 0 7 5 2	
COMMONWEALTH OF KENTUCKY	) Neg	
COUNTY OF JEFFERSON	)SS	
The foregoing instrument was acknown Poe, manager of HS Developers, LLC, a Kent	wledged before me on April 191, 2001, by Stephen E. tucky limited liability company, on behalf of the company.	
	Notary Rublin Commission expires: May 1, 2002	
This Instrument Prepared By:	·	
Parlache	မေးသည်။ သို့ သို့ သော မေးသည် မေးသည် မေးသည်။ ကြောင့် ရွေးရန်နေသည် ကျောက်သည် ရှိနေသည် တွေ့ရေးရှိသည်။ ကြောင့် ရွေးရန်နေသည် ကျောက်သည် သို့ သည် ကြောင်းသည်။	 L.m
David B. Buechler Salyers & Buechler, P. S. C. Suite 204, The 1000 Building 6200 Dutchmans Lane Louisville, Kentucky 40205		
Louisvine, ixelitical 40203		
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		p. ,
	3	

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nit No.	Unit Type		Condominums Unit Floor Area	Percentage of
				Common Interes
SECTION 1				
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	1.6%
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%
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9A	1 Story	See Plans	1,567.81	1.1%
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17A	1 Story	See Plans	1,871.66	1.3%
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6A	2 Story	See Plans	2.906.52	2.0%
6B	1 Story	See Plans	2.696.89	1.9%
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20A	2 Story	See Plans	2,403.69	1.7%
20B	2 Story	See Plans	2,403.09	1.7%
21A		See Plans	2,384.01	1.7%
21B		See Plans	2,384.37	1.7%
22A		See Plans	1,940,16	1,4%
22B		See Plans	1,933.70	1.4%
8A		See Plans	1,933.70	1.4%
8B		See Plans	2,391.21	1.7%
14A		See Plans		
14A 14B		See Plans	3,651.66 3,374.80	2.6%
	_			
SECTION 2				
1	2 Story	See Plans	2,369,51	1.7%

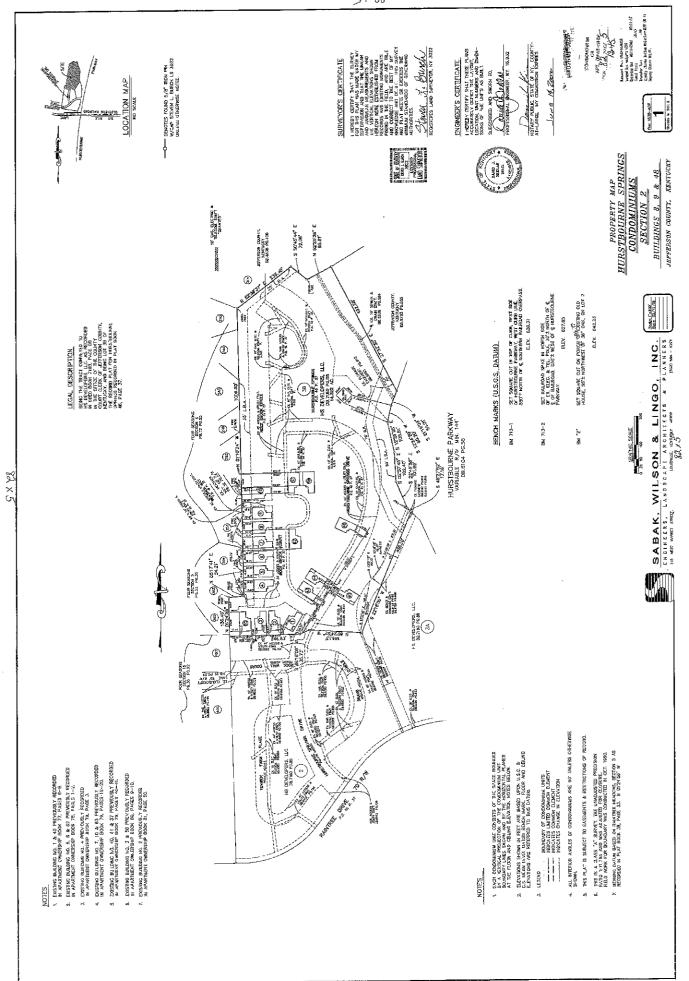
1 .

	Hurstoo	ume Springs Co	indominums	
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%
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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%
OTALS			142,500.86	100.0%
IOTE: Section 1 a	ind Section 2 as	e part of the san	ne condominium reg	ime.

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 81 PAGE 50
FILE NO. 1341

Document No.: DM:001060396
Lodged By: BUEUKLER
Recorded Sn: 04/20/2001 09:15:37
Total Feez: 16.00
Transfer Tax: .00
County Clerk: Bobbie Holaclaw-JEFF CS KY
Deputy Clerk: YMLSG2

END OF DOCUMENT



### 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 6, 2001, by HS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

#### RECITALS

- 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, 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:

## DB D 7 6 4 8 PG 0 1 0 8

- 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 , 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. Poe, Manager

### 0807648PG0109

COMMONWEALTH OF KENTUCKY	. ) _	•	 ***	
COUNTY OF JEFFERSON	)\$S. )		 	

The foregoing instrument was acknowledged before me on May 16, 2001, 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

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	Condominums
	Countries	CONGONING

Unit No.			Condominums	Y9
Onit No.	Unit Typ	e Location _	Unit Floor Area	Percentage of
SECTION 1				Common Interest
and the state of t				
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7A	2 Story	See Plans	2,267.84	1.5%
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11A	2 Story	See Plans		
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23A	2 Story	See Plans	2,301.31	1.5%
23 B		See Plans	1,758.80	1.2%
9A	2 Story	See Plans	1,762.31	1.2%
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21A	2 Story	See Plans	2,384.01	1.6%
21B	2 Story	See Plans	2,384.37	1.6%
22A	1 Story	See Plans	1,940.16	1.3%
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8A	1 Story	See Plans	1,944.50	1.3%
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14A	2 Story	See Plans	3,651.66	
14B	2 Story	See Plans	3,374.80	2.4% 2.3%
SECTION 2	•	-		ence of 7 CF
,	0.00			
1 43	2 Story	See Plans	2,369.51	1.6%
40	2 Story	See Plans	2,346.35	1.6%

EXHIBIT A

DB07648PG0111

	Hurstb	ourne Springs Co	ondominums	
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	1.4%
4	1 Story	See Plans	2,123.11	1.4%
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40	1 Story	See Plans	3,419.25	2.3%
44 -	2 Story	See Plans	2,340.89	1.6%
57 -	1 Story	See Plans	2,390.61	1.6%
] 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%
TOTALS		<b></b>	149,537.57	100.0%
Note: a distriction				
NUIE: Section 1:	and Section 2 are	e part of the sam	e condominium regin	ne.

CONDOMINIUM APT, OWNERSHIP FILE NO.

Document No.: DN2001078275 Lodged By: salyers 4218

Recorded Un: 05/17/2001

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Total Fees:

16.00

Transfer Tax:

County Clerk: Bobbie Holsclaw-JEFF CO KY Deputy Clerk: KELMAL

6. THES IS A CLASS "A" SURVEY. THE UNABJUSTED PRECISION RATIO 1:11,795 AND WAS ADJUSTED FOR CLOSING. FIELD WORK FOR REMAINARY WAS CONDUCTED IN QUIT. 1993. 5. THIS PLAT IS SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.

EEARAND DATUM BASED ON RAMTREE MEADONS, SECTION 5 AS RECORDED IN PLAT BOOK 35, PAGE 3X, N 01724'98' W

 $\mathbf{A}_{1}$  interior angles of condomining are 90 unless observate Shown.

BOUNDARY OF CONDOMINGUA LIMITS INDICATES DATED COMPONED PROPERLY INDICATES CHANGE IN STEVATICAL INDICATES CHANGE IN STEVATIC

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NOTES

2 ELEVATIONS SHOWN IN FEET ARE BASED UPON U.S.C. & C.S. NEAN LEVEL CATUM REINCH MARK, FLOOR AND CELLING ELEVATIONS ARE REFERRED TO THIS DATUM.

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025745 ES 122528

HURSTBOURNE PARKWAY
VARIABLE R/W MIN. 144'
DB 8104 PG:36 5 45 27 52 E

73 EXISTING BUILDING NO. 5, 6 & 62 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 78, PAGES 1-2. DISTING BUILDING NO. 8, 9 & 46 PREVIOUSLY RECORDED IN APASTMENT DWNERSHIP BOOK 82, PAGES 3—6. EXISTING BUILDING NO. 2 PREMOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK SI, PAGE SO. FRISTING PLUCING NO. 3 & 50 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK BO, PACES 9-10. EXISTING BUILDING NO. 7, 10 & 63 PREVIOUSLY RECORDED IN APAPTMENT OWNERSHIP BOOK 79, PAGES 19-20. DISTING BUILDING NO. 4 PREVIOUSLY RECORDED IN APARTIENT CHINERSHIP BOOK 79, PAGE 3. EXISTING BUILDING NO. 1 & 43 PREMOUSLY RECORDED IN APARTMENT OWNERSHIP BOOK 17, PAGES 5-9. EXISTING FILLIDING NO. 40, 44 & 57 PREVIOUSLY RECORDED IN APARTMENT OWNERSHIP ROOK 79, PAGES 40—41. HS DEVELOPERS, U.S. BA7000 PRCSS EL CLOUDEROF The State of 網網網 TO STATE OF FOLIA SEASONS FOLIAN PORTS (1)

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FOUR SEASONS SECTION 4 FELOZ POJOS

——— DENOTES FOUND 5/8" IFON FIN W/CAP STEVEN L BURCH LS 3022 UNIESS OTHERWISE MOTED.

LOCATION MAP

SABAK, WILSON & LINGO, ING.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
TANGED STATES
TO SET AMEE STORY

Detail 00/31/01

HURSTBOURNE SPRINGS
CONDOMINIUMS
SECTION 2 JEFFERSON COUNTY, KENTUCKY BUILDINGS 39 & 59



CONCENSACIONE

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STATE ON CO takih menga salah Sebilah sebagai sebilah salah Sebilah sebila

STUME & BLANCKY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS
ACCURATELY DEPOT THE LAYOUT,
LOCATION, UNIT MUNICIPA MID DICENSTONS OF THE OWITS AS BUILT.

SUBSCIENCE AND SIXXAN TO,

ANGLE CONTROL OF SIXXAN TO,

PROFESSIONAL PROMEER, KY, 15,932

NOTARY FUELC, STATE OF KY, COUNTY-AT-LARGE MY COMMISSION EXPIRES

14, 2002 6960425928mm

2, 113

SET SQUARE CUT ON PURCH OF EXISTING OLD HOUSE, SK' MODERNEST OF 36" DAY, ON LOT Z

E EV. 84223

BW 713--2

SET RAILSOAD SPIKE IN NORTH SIDE

OF EX. ELEC. A: FILL POLE, 32"; HORTH OF E.

© OF RAILEDAD, BSO": NEST OF E. HARSIBOURNE.

FANKWAY.

ELEV. 627,65

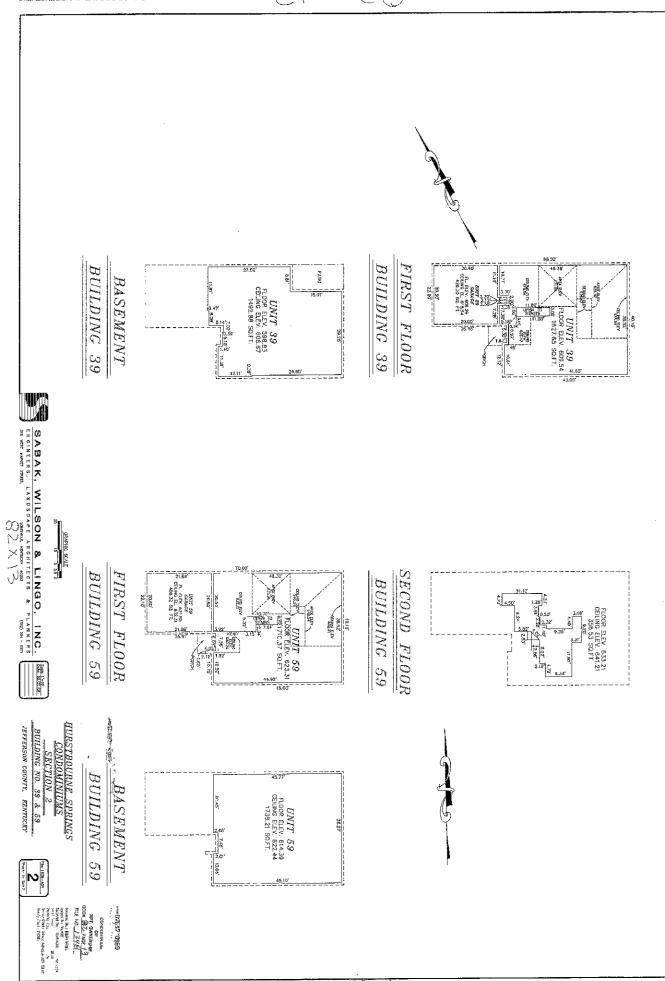
BM 713-17

SET SOLVARE CUT IN TOP OF CUTB, NEST SCIE OF HURS: 300 FORE FARKWAY, WEST CUTB LINE. 1897 - MINIST OF G. SOUTHERN KANGOLAD OVERPASS. BLEV. 620.31

BENCH MARKS (U.S.G.S. DATUM)

82×12

SURVEYOR'S CERTIFICATE



めてくら

# 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 \_/\_, 2001, by IIS DEVELOPERS, LLC, a Kentucky limited liability company, 10214 Westport Road, Louisville, Kentucky 40241 ("Developer").

### RECITALS

- 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, 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 Nincleenth 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:

### DB 0 7 6 5 7 PG 0 9 9 0

- 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 , 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

### DB 0 7 6 5 7 PG 0 9 9 1

COMMONWEALTH OF KENTUCKY	)		
COUNTY OF JEFFERSON	)SS )	•	

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

Shorta

Notary Public

Commission expires:

1/17/2003

This Instrument Prepared By:

David B. Buechler

Salyers & Bucchler, P. S. C. Suite 204, The 1000 Building

6200 Dutchmans Lane

Louisville, Kentucky 40205

## EXHIBIT A 0807657PG0992

Hurstbourne Springs Condominums

Unit No.	Unit Type		Unit Floor Area	Percentage of
OTHE NO.	Our Type	Location	Ome Floor Area	Common Interest
SECTION 1	-	-		Admining minerest
SECTION I	ł	-		· .
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	
11A	2 Story	See Plans	2,225.45	
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
15A	1 Story	See Plans	3,258:77	2.1%
15B	i2 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%
	1			
SECTION 2		! ,		
	1			
1	2 Story	See Plans	2,369,51	1.5%
43	<sup>1</sup> 2 Story	See Plans	2,346,35	1.5%

Hurstbourne Springs Condominums				
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%
TOTALS			157,344,83	100.0%
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NOTE: Section 1 a	i nd Section 2 an	e part of the can	e condominium regir	ne
NOTE: Section 1 and Section 2 are part of the same condominium regime.				

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Lodged By: SPLYERS Recorded On: 06/04/2001 Total Fees:

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Transfer Taxi

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County Clerk: Bobbie Holsclaw-JEFF CD KY Deputy Clerk: EVEMAY

