



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2020211746

BATCH # 254717

JEFFERSON CO, KY FEE \$46.00

PRESENTED ON: 10-07-2020 0 02:13:01 PM

LODGED BY: LAND DESIGN & DEVELOPMENT INC

RECORDED: 10-07-2020 02:13:01 PM

BOBBIE HOLSCLOW

CLERK

BY: WILMA COLVIN

INDEXING CLERK

BK: D 11808

PG: 374-377

DECLARATION OF ANNEXATION**VILLAS AT SIGNATURE POINT SUBDIVISION, SECTION 5
JEFFERSON COUNTY, KENTUCKY**

THIS DECLARATION OF ANNEXATION FOR VILLAS AT SIGNATURE POINT SUBDIVISION, SECTION 5 (“Declaration of Annexation”) is made, imposed and declared as of this ____ day of _____, 2020, by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, with an address of 16218 Shelbyville Road, Louisville, Kentucky 40245 (hereinafter referred to as “Declarant”).

WITNESSETH:

WHEREAS, Elite Homes, Inc. (“Original Declarant”) was the original Declarant pursuant to that certain Declaration of Covenants, Conditions and Restrictions of Villas at Signature Point Subdivision, Section 1, dated July 31, 2014, of record in Deed Book 10277, Page 88; that certain Declaration of Annexation, Section 2, dated October 29, 2015, of record in Deed Book 10489, Page 267; that certain Declaration of Annexation, Section 3, dated May 3, 2017, of record in Deed Book 10879, Page 550; that certain Declaration of Annexation, Section 4A, dated August 30, 2017, of record in Deed Book 11003, Page 283; and that certain Declaration of Annexation, Section 4B, dated May 14, 2019, of record in Deed Book 11409, Page 62; all in the Office of the Clerk of Jefferson County, Kentucky (“Declaration”), as shown on plat of same of record in Plat and Subdivision Book 54, Page 74, Plat and Subdivision Book 55, Page 20, Plat and Subdivision Book 56 Pages 52 & 53, Plat and Subdivision Book 56, Pages 97 & 98, and Plat and Subdivision Book 58, Pages 91 & 92 (“Subdivision”), all in the Office of the Clerk aforesaid;

WHEREAS, pursuant to that certain Assignment and Assumption of Declarant’s Rights Agreement dated October 29, 2015, of record in Deed Book 10489, Page 262 (“Original Assignment”) in the Office of the Clerk of Jefferson County, Kentucky, the Original Declarant assigned all rights in the Declaration and Subdivision to Signature Point Development, LLC (“Signature Point Development”);

WHEREAS, pursuant to that certain Assignment and Assumption of Declarant’s Rights Agreement dated October 31, 2019, of record in Deed Book 11543, Page 633 (“Assignment”) in the Office of the Clerk of Jefferson County, Kentucky, Signature Point Development assigned all rights in the Declaration and Subdivision to Declarant;

WHEREAS, Declarant desires to annex certain additional real property known as Section 5 and more particularly described below (“Section 5” or the “Annexed Property”) into the Subdivision and subdivision regime and to subject Section 5 to the Declaration as amended herein pursuant to the provisions of Article I, Section 1.02 of the Declaration; and

WHEREAS, Developer desires to amend Article III, Section 2.05(c) of the Declaration, as amended herein pursuant to the provisions of Article V, Section 5.03 of the Declaration.

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, the Declarants hereby declare as follows:

1. The Annexed Property consists of the lots numbered 158 through 179 and Open Space Lot 1010, inclusive, as shown on Record Plat of **VILLAS AT SIGNATURE POINT SUBDIVISION - SECTION 5**, filed simultaneously with the recording of this Declaration of Annexation, of record in Plat and Subdivision Book 60, Pages 41 and _____ in the Office of the Clerk aforesaid.

2. Section 5 is hereby annexed to VILLAS AT SIGNATURE POINT SUBDIVISION, SECTIONS 1, 2, 3, 4A & 4B and the scheme set forth in the Declaration shall be and hereby is extended to include the Annexed Property as more particularly described as:

BEING Lots 158 through 179, and Open Space Lot 1010, inclusive, as shown on Record Plat of Villas at Signature Point Subdivision – Section 5, prepared by Land Design & Development, Inc. dated _____, 2020 and approved by the Louisville Metro Planning Commission on _____, 2020 Docket # 19-RP-0002 the original of which is shown on the Plat of record in Plat and Subdivision Book 60, Page 41 in the Office of the Clerk of Jefferson County, Kentucky.

Being a portion of the same property acquired by Declarant by Special Warranty Deed dated February 28, 2020, of record in Deed Book 11633, Page 398, as corrected by that certain Deed of Correction dated February 28, 2020, of record in Deed Book 11782, Page 155, all in the Office of the Clerk of Jefferson County, Kentucky.

3. Article III, Section 2.05(c) of the Declaration shall be amended to change the size of the gate from 48 inches wide to 60 inches wide to allow proper lawn mower access. The remainder of this section will remain the same.

4. Declarant declares that the Additional Property shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth herein as if these conditions and restrictions were included in and made a part of the Declaration.

WITNESS the signature of Declarant by its duly authorized representative as of the day, month, and year first above written.

CLAYTON PROPERTIES GROUP, INC.
a Tennessee corporation

By: [Signature]

Name: Michael Metzkes

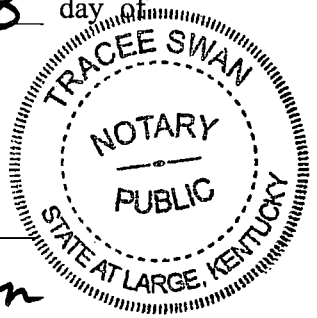
Title: Secretary

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me by Michael Metzkes as Secretary of CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, on behalf of the corporation, this 8 day of Sept, 2020.

My Commission expires: 21 March 2024
Notary ID: Ky NP 3125

[Signature]
Notary Public, State at Large, Kentucky
TRACEE SWAN



THIS INSTRUMENT PREPARED BY:

[Signature]
BARDENWERPER, TALBOTT & ROBERTS, PLLC
Nicholas R. Pregliasco
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, Kentucky 40223
(502) 426-6688

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