



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

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**INST # 2016087950**

**BATCH # 20408**

**JEFFERSON CO, KY FEE \$19.00**

PRESENTED ON: 04-19-2016 6 08:00:58 AM

LODGED BY: DENNIS STILGER

RECORDED: 04-19-2016 08:00:58 AM

BOBBIE HOLSCRAW  
CLERK

BY: TERESA HIGGS  
RECORDING CLERK

**BK: D 10599**

**PG: 633-638**

**FOURTH AMENDMENT TO  
MASTER DEED ESTABLISHING  
HARRODS CREEK OVERLOOK CONDOMINIUMS**

This Fourth Amendment to Master Deed for Harrods Creek Overlook Condominiums (“Amendment”) is made at the direction of and caused to be recorded by Meridian Group LLC, a Kentucky Limited Liability Company (hereinafter referred to as the “Declarant”), having an office at P.O. Box 991263, Louisville, KY 40269, as a supplement to the Master Deed establishing Harrods Creek Overlook Condominiums dated December 9, 2005.

**WITNESSETH:**

**WHEREAS**, Declarant has made and declared a Master Deed establishing Harrods Creek Overlook Condominiums dated December 9, 2005, which is recorded in Deed Book 8747, Page 930, as amended by First Amendment to Master Deed dated May 2, 2006, which is recorded in Deed Book 8825, Page 584; and by Second Amendment to Master Deed dated August 24, 2006, which is recorded in Deed Book 8890, Page 763; and by Third Amendment to Master Deed dated August 24, 2010, which is recorded in Deed Book 9607, Page 806; all in the Office of the County Clerk of Jefferson County, Kentucky; all of which are collectively referred to herein as the “Master Deed.”

**WHEREAS**, this Amendment is necessary and desirable to add Building Number Three (3), containing six (6) additional units to Harrods Creek Overlook Condominiums pursuant to Article XIII of the Master Deed; and

**NOW, THEREFORE**, in accordance with the foregoing preambles, which are hereby incorporated herein, Declarant hereby declares that the real property (“Property”), more fully described on Exhibit A attached to the Master Deed and made a part hereof, shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth in this

Amendment as if these conditions and restrictions were included in and made a part of the Master Deed.

1. Article I, Section (C), shall be amended to read as follows:

(C) "Buildings" means the four (4) buildings constructed on the land consisting of three (3) stories each, containing twenty-three (23) total units of the condominium project, subject to the provisions of Article XIII herein. The location of the buildings on the land and the area of the building are as set forth on the plans.

2. Article I, Section (L), shall be amended to read as follows:

(L) "Plans" means the plans and specifications for the condominium project, including the floor plans for the buildings dated November, 2002, prepared by C.R.P. & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 111, Pages 72 and 73, in the Office of the County Clerk of Jefferson County, Kentucky; and as amended by plans and specifications for the condominium project dated April, 2006, filed with the recording of this amendment, and recorded in Condominium and Apartment Ownership Book 116, Pages 43 and 44; and those dated April 16, 2015, by Milestone filed simultaneously herewith and recorded in Condominium and Apartment Ownership Book 134, Pages 37-39, Part No. 3011, in the Office aforesaid.

3. Article II, Section (A), shall be amended to read as follows:

(A) Number, location, designation, and plans for units:

Subject to the provisions of Article XIII herein, there are currently seventeen (17) residential units and eighteen (18) garage units within the condominium project and there may be eighteen (18) additional residential and eighteen (18) additional garage units constructed. For purposes of identification, each unit has been assigned a number as indicated on Exhibit B attached hereto and made a part hereof. No unit bears the same identification number as any other unit. The plans set forth the layout, location within the building, unit number designation, and dimensions of each unit.

4. Article XIII of the Master Deed shall be amended to reflect that Condominiums as built now consists of twenty-three (23) units in the four (4) buildings constructed to date.

5. Pursuant to Article XIII of the Master Deed, Declarant hereby makes certain

adjustments in the percentages of ownership in the common elements as set forth on Revised Exhibit B to the Master Deed as attached to this Amendment.

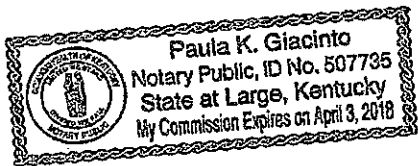
IN WITNESS WHEREOF, the Declarant has caused this Fourth Amendment to the Master Deed of Harrods Creek Overlook Condominiums to be executed on this 18th day of April, 2016.

MERIDIAN GROUP LLC

By Jeff Hensel  
Name: Member  
Title:

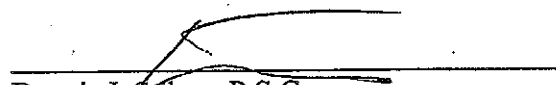
COMMONWEALTH OF KENTUCKY )  
) ss.  
COUNTY OF JEFFERSON )

The foregoing document was subscribed, sworn to and acknowledged before me this 18th day of April, 2016, by Jeff Hensel as member of Meridian Group LLC, for and on behalf of said entity.



[Signature]  
Notary Public, State at Large, Kentucky  
My Commission expires: 04-03-2018

THIS DOCUMENT PREPARED BY:

  
Dennis J. Stilger, P.S.C.  
6000 Brownsboro Park Blvd., Suite H  
Louisville, KY 40207  
Tel: (502) 893-8557  
Fax: (502) 894-9503  
e-mail: [djstilger@live.com](mailto:djstilger@live.com)

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HARRODS CREEK OVERLOOK CONDOMINIUMS

## Percentage Interest in Common Elements

April 15, 2015

Building No.	Unit No.	Square Footage	Percentage Interest
4	101	2,893.36	4.1973%
4	102	2,893.36	4.1973%
4	201	2,893.36	4.1973%
4	202	2,893.36	4.1973%
4	301	6,171.26	8.9524%
5	101	2,897.14	4.2028%
5	102	2,908.59	4.2194%
5	201	2,908.13	4.2187%
5	202	2,898.36	4.2046%
5	301	2,908.50	4.2193%
5	302	2,895.45	4.2003%
6	101	2,880.77	4.1790%
6	102	2,918.68	4.2340%
6	201	2,880.13	4.1781%
6	202	2,893.36	4.1973%
6	301	2,880.55	4.1787%
6	302	2,895.45	4.2003%
3	101	2,735.00	3.9676%
3	102	2,734.00	3.9661%
3	201	2,750.00	3.9893%
3	202	2,721.00	3.9473%
3	301	2,751.00	3.9908%
3	302	2,733.00	3.9647%
Totals:		68,933.81	99.9999%

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