

**FIFTH AMENDMENT TO MASTER DEED AND DECLARATION FOR
HARRODS CREEK OVERLOOK CONDOMINIUMS**

This Fifth Amendment to Master Deed for Harrods Creek Overlook Condominiums ("Fifth Amendment") is made and effective as of this 14th day of March, 2017, by the Harrods Creek Overlook Condominiums Council of Co-Owners, Inc., and by the signatures below of all Unit Owners of record.

WITNESSETH:

WHEREAS, the original Declaration of Master Deed establishing the Harrods Creek Overlook Condominiums was recorded on December 9, 2005, in Deed Book 8747, Page 930, in the Jefferson County Clerk's office (the "Master Deed"). The Master Deed has been amended from time to time since the initial Master Deed filing.

WHEREAS, Article XIII of the Master Deed provides that said Master Deed may be amended by the Declarant and its successors and assigns for future development, but fails to provide a general provision for amendment of the remaining provisions of the Master Deed document.

NOW THEREFORE, Harrods Creek Overlook Condominiums Council of Co-Owners, Inc., as the entity charged with administration of the condominium regime, and all of the current Unit Owners, hereby adopt the following amendment to Article XIII, to modify and change the amendment provision to read as follows:

ARTICLE XIII

Future Development, Amendment to Declaration.

Harrods Creek Overlook Condominiums, as initially built, consists of six (6) units in the Building previously constructed, and may consist of additional units contained in the Building. These additional units together with the common elements appurtenant thereto will automatically become subject to this condominium regime by amendment(s)

to the Master Deed upon the filing of their respective floor plans. Declarant specifically reserves the right, from time to time, to further amend the Master Deed to the extent of adding additional units and general common elements and limited common elements and, once added by amendment, the units therein shall have the same rights, privileges, and obligations as appear herein. In furtherance of the foregoing, and irrevocable power coupled with an interest is hereby granted and reserved unto Declarant, its successors and assigns (however, individual unit owners shall not be included within the meaning of successors and assigns as used in this paragraph), to amend the Master Deed to accomplish the foregoing and to SHIFT AND REALLOCATE from time to time the percentage of ownership in the common elements appurtenant to each unit to the percentages set forth in each amendment pursuant to this paragraph. Each execution of a deed of conveyance, mortgage, or other instrument with respect to a unit, and the acceptance thereof, shall be deemed a grant, and an acknowledgement of and conclusive evidence of the parties thereto to the consent of such reservation of power to Declarant as attorney in fact and shall be deemed to reserve to Declarant and its successors and assigns the power to shift and reallocate from time to time the percentages of ownership in the common elements appurtenant to each unit set forth in each such recorded amendment. Further, Declarant specifically reserves unto itself, and its successors and assigns, the right to determine the location of all future units, common elements, and limited common elements.

The provisions of this Master Deed may be further amended, changed or modified by an instrument in writing setting forth such amendment, change or modification signed and acknowledged by owners of seventy percent of all units. Any amendment change or modification to this Master Deed shall conform to the provisions of the applicable Condominium Property Laws in effect at the time and shall be effective upon recordation thereof.

IN WITNESS WHEREOF, Harrods Creek Overlook Condominiums Council of Co-Owners, Inc. has caused this Fifth Amendment to the Declaration of Master Deed to be

properly executed by its authorized officer and the requisite signatures of all Unit Owners, approving this Amendment, as of this 14th day of March, 2017.

ATTESTED TO:

Harrods Creek Overlook Condominiums
Council of Co-Owners, Inc.

Marie K Abrams
By: MARIE K ABRAMS
Title: President

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 14th day of March, 2017, by Marie K Abrams, as President of the Villas at Harrods Creek Overlook Condominiums Council of Co-Owners, Inc.

My Commission Expires: 7/17/2020

[Signature]
NOTARY PUBLIC

<u>Signature</u>	<u>Unit No.</u>	<u>Date</u>
#1 <u>Hanick Simpson</u>	<u>8501/201</u>	<u>12-8-16</u>
#2 <u>[Signature]</u>	<u>8501/201</u>	<u>08 Dec. 2016</u>
#3 <u>Fred Resnik</u>	<u>8501/302</u>	<u>12/8/16</u>
#4 <u>Elizabeth Rosenblum</u>	<u>8501/302</u>	<u>12/8/16</u>
#5 <u>Mary-Rice Jones</u>	<u>8501/102</u>	<u>12-8-16</u>
#6 <u>Robert B.A. Jones</u>	<u>8501/102</u>	<u>12/8-16</u>
#7 <u>Ann Leah Bleeden</u>	<u>8505-202</u>	<u>12/8/16</u>