

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

This First Amendment to Master Deed for Harrods Creek Overlook Condominiums ("Amendment") is made at the direction of and caused to be recorded by Premier Land Company, LLC, a Kentucky limited liability company (hereinafter referred to as the "Declarant"), having an office at 2248 Frankfort Avenue, Louisville, KY 40206, 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, in the Office of the County Clerk of Jefferson County, Kentucky; (the "Master Deed"); and

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

**WHEREAS**, this Amendment is necessary to amend Article I (C) in the Declaration of Horizontal Property Regime and Master Deed establishing Harrods Creek Overlook Condominiums.

**WHEREAS**, this Amendment is necessary to correct a typographical error in Article II (A) in the Declaration of Horizontal Property Regime and Master Deed establishing Harrods Creek Overlook Condominiums.

**WHEREAS**, this Amendment is necessary to correct a typographical error in Article XIII in the Declaration of Horizontal Property Regime and Master Deed establishing Harrods Creek Overlook Condominiums.

**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 two (2) buildings constructed on the land consisting of three (3) stories each, containing eleven (11) total units of the condominium project, subject to the provisions of Article XIII herein. The location of 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" mean 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 simultaneously with the recording of this amendment, and recorded in Condominium and Apartment Ownership Book \_\_\_\_\_, Pages \_\_\_\_\_ and \_\_\_\_\_, 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 eleven (11) residential units and twelve (12) garage units within the condominium project and there may be Twenty-Four (24) additional residential and Twenty-Four (24) 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 Eleven (11) units in the two (2) 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 First Amendment to the Master Deed of Harrods Creek Overlook Condominiums to be executed on this 2nd day of May, 2006.

**PREMIER LAND COMPANY, LLC**  
a Kentucky Limited Liability Company



Signature


Printed Name: Craig Perdue

Title: \_\_\_\_\_


COMMONWEALTH OF KENTUCKY )  
  )SS  
COUNTY OF JEFFERSON      )

The foregoing document was subscribed, sworn to and acknowledged before me on May 2, 2006, by Craig Perdue, as \_\_\_\_\_ (title) of Premier Land Company, LLC, a Kentucky Limited Liability Company, and on behalf of said entity.

My Commission Expires: 8-8-06.

  
Notary Public, State at Large, Kentucky

**THIS INSTRUMENT PREPARED BY:**



**BARDENWERPER, TALBOTT & ROBERTS**  
8311 Shelbyville Road  
Louisville, Kentucky 40222  
(502) 426-6688

EXHIBIT BHARRODS CREEK OVERLOOK CONDOMINIUMSPercentage Interest in Common Elements

<u>Building No.</u>	<u>Unit No.</u>	<u>Area in Square Feet</u>	<u>Percentage Interest</u>
4	101	2893.36	8.24%
4	102	2893.36	8.24%
4	201	2893.36	8.24%
4	202	2893.36	8.24%
4	301	6171.26	17.59%
6	101	2880.77	8.21%
6	102	2918.68	8.32%
6	201	2880.13	8.21%
6	202	2893.36	8.24%
6	301	2880.55	8.21%
6	302	2895.45	8.25%
<b>Totals</b>		<b>35,093.64</b>	<b>100.00%</b>

Recorded in Condo Book  
 No. 114 Page 60-61  
 Part No. 2230

Document No.: DN2006070227  
 Lodged By: BARDENWERPER  
 Recorded On: 05/03/2006 02:12:48  
 Total Fees: 14.00  
 Transfer Tax: .00  
 County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
 Deputy Clerk: TERHIG