

First Amendment to Bylaws of Parkwood Villas Council of Co-Owners, Inc.

Park Wood Villas Council of Co-Owners, Inc., a non-profit, non-stock Kentucky corporation (the "Association"), hereby gives notice of an amendment to its Bylaws.

WITNESSETH:

WHEREAS, the unit owners of the Association desire to amend the Bylaws; and,

WHEREAS, the following amendment having been adopted by a vote of the owners of units to which greater than 50% of the common elements is appurtenant at a regular or special meeting of the unit owners.

NOW, THEREFORE, the Bylaws are amended to the following extent and no further:

Article III, paragraph (D) is amended to include that Directors shall hold office as follows and any existing provision therein inconsistent with or to the contrary is deleted: "commencing for the terms of the Directors elected at the first annual or special meeting held immediately subsequent to the adopt of this amendment two (2) Directors shall hold a term of one (1) year and three (3) Directors shall hold a term of two (2) years and the terms shall be staggered in subsequent elections. The initial determination of which Directors shall hold which terms shall be determined by lot drawn after said initial election".

WITNESS my hand this 11 day of January, 2011, as President on behalf of Park Wood Villas Council of Co-Owners, Inc.

Parkwood Villas Council of Co-Owners, Inc.

By: Richard Stratman
Its President

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

Subscribed, acknowledged, and sworn to before me by Richard Stratman as President of Park Wood Villas Council of Co-Owners, Inc., on this 11 day of January 2011.

My Commission expires: May 3, 2012.

Allen Good
Notary Public

THIS INSTRUMENT PREPARED BY:
GOLDBERG SIMPSON, LLC

By: Mark J. Sandlin
Mark J. Sandlin
9301 Dayflower Street
Louisville, Kentucky 40059

Document No.: DN2011007699
Lodged By: GOLDBERG SIMPSON
Recorded On: 01/18/2011 12:56:05
Total Fees: 13.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: AMASHO

END OF DOCUMENT

SECOND AMENDMENT TO MASTER DEED OF
PARK WOOD VILLAS

This Second Amendment to Master Deed for Park Wood Villas ("Amendment") is at the direction of and caused to be recorded by VBD & Associates, Inc., a Kentucky corporation (the "Declarant"), whose address is 6332 West Highway 146, Suite C, Crestwood, Kentucky 40014, as a supplement to the Master Deed establishing Park Wood Villas dated December 12, 2003.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing Park Wood Villas dated December 12, 2003, which is recorded in Deed Book 8325, Page 310, in the Office of the County Clerk of Jefferson County, Kentucky; (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to Park Wood Villas pursuant to Article XIII of the Master Deed;

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 (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 December 4, 2003, prepared by Land Design & Development, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 100, Pages 23, 24 and 25, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated January 14, 2004, and recorded in Condominium and Apartment Ownership Book 100, Pages 58, 59, 60, and 61, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 14, 2004, filed

simultaneously with the recording of this amendment, and recorded in Condominium and Apartment Ownership Book 101, Pages 79 and 80, in the Office aforesaid

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

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

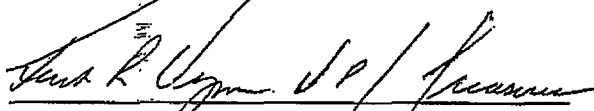
Subject to the provisions of Article XIII herein, there shall be Seventy Four (74) units within the condominium project. Twenty (20) of these units have been built, and for purposes of identification, each unit has been assigned a number as indicated on Exhibit B attached hereto and made a part hereof. No unit bears the same identification number as any other unit. The plans set forth the layout, location within the applicable building, unit number designation, and dimensions of each unit.

3. Article XIII of the Master Deed shall be amended to reflect that the Park Wood Villas as built now consists of Twenty (20) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Fifty-four (54) additional units).

4. 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 Park Wood Villas to be executed on this 16th day of April, 2004.

VBD & ASSOCIATES, INC.
a Kentucky corporation


Kurt R. Vezner, Vice President/Treasurer

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF JEFFERSON)

SS

The foregoing document was acknowledged before me on April 16, 2004, by Kurt R. Vezner as Vice President and Treasurer of VBD & Associates, Inc., a Kentucky corporation, and on behalf of said Corporation.

My Commission Expires: August 3, 2006



THIS INSTRUMENT PREPARED BY:



Clifford H. Ashburner
BARDENWERPER & TALBOTT, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

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PARK WOOD VILLAS

Revised

Exhibit B

Percentage Interest of Each Unit in Common Elements

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
1	9813	1,542	5.15%
1	9815	1,464.10	4.89%
1	9817	1,545.88	5.16%
1	9819	1,465.06	4.89%
2	9816	1,435.85	4.79%
2	9818	1,437.30	4.80%
3	9808	1,459.13	4.87%
3	9810	1,540.39	5.14%
3	9812	1,465.43	4.89%
3	9814	1,541.54	5.15%
4	9805	1,624.97	5.42%
4	9807	1,464.31	4.89%
4	9809	1,544.59	5.16%
4	9811	1,459.95	4.87%
5	9801	1,445.09	4.82%
5	9803	1,439.24	4.80%
6	9804	1,465.07	4.89%
6	9806	1,619.48	5.41%
6	6500	1,540.30	5.14%
6	6502	1,459.97	4.87%
		29,959.65	100.00%

Recorded in Condo Book
 No. 101 79-80
 Part No. 1779

END OF DOCUMENT

Document No.: DN2004063764
 Lodged By: BARBENWERPER & TALBOTT
 Recorded On: 04/16/2004 02:55:33
 Total Fees: 14.00
 Transfer Tax: .00
 County Clerk: FBBIE HOLSCLAW-JEFF CB KY
 Deputy Clerk: LAYL

SITE PLAN - BUILDINGS 1, 2 & 3
 PARK WOOD VILLAS
 OWNER/DEVELOPER
 V&D ASSOCIATES, INC.
 6332 W HWY 148 SUITE C
 CRESTWOOD, KY 40014
 (502) 241-5354

LAND DESIGN & DEVELOPMENT, INC.
 LAND DESIGN & DEVELOPMENT, INC.
 1135 S. CENTRAL AVENUE, SUITE 100
 CINCINNATI, OHIO 45219
 PHONE: (513) 763-1135
 FAX: (513) 763-1136

PROJECT DATA

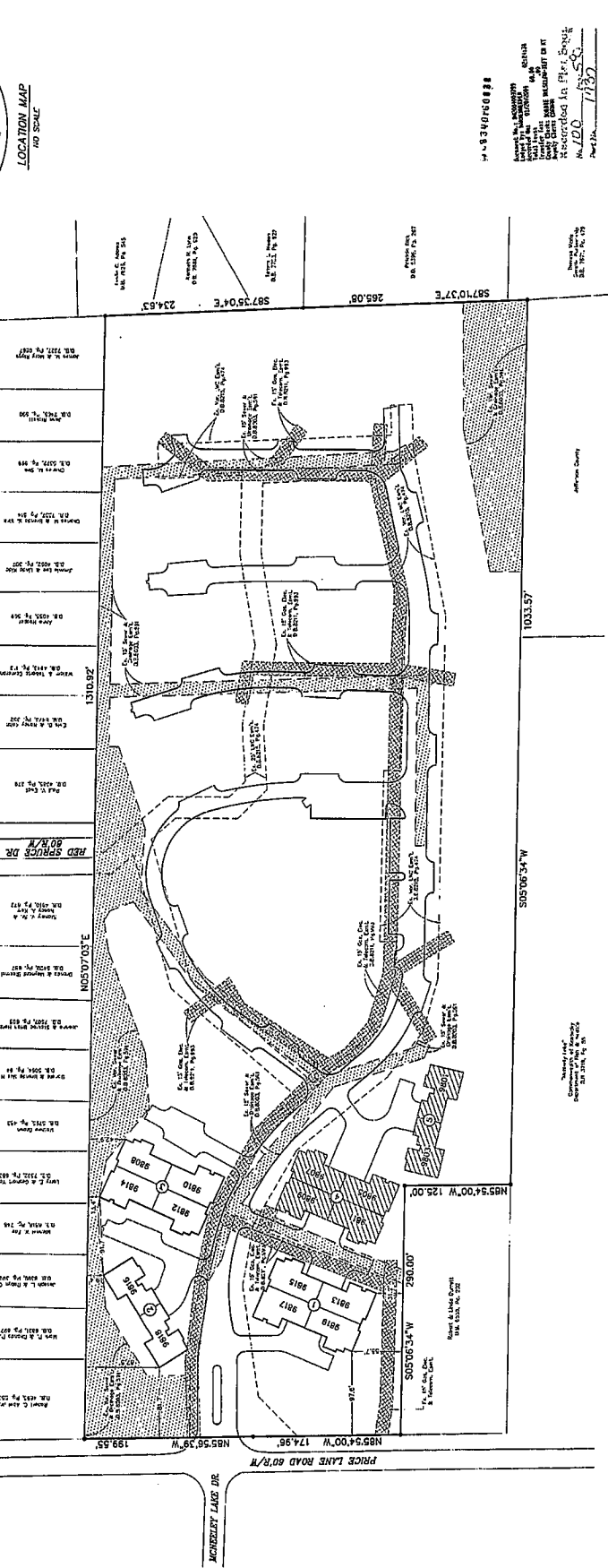
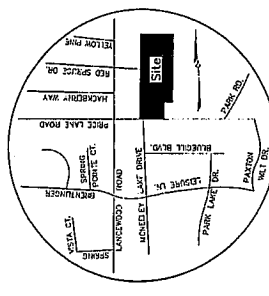
DATE AND TIME	DATE: 11/13/03
PROJECT NO.	1135
DESIGNED BY	W. J. B. B.
CHECKED BY	W. J. B. B.

ENGINEER'S SEAL

SURVEYOR'S SEAL

REVISIONS

NO.	DATE	DESCRIPTION	BY



ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Kentucky, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Kentucky.

W. J. B. B.

11/13/03

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Surveyor in the State of Kentucky, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Kentucky.

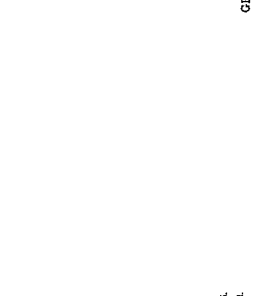
D. J. B. B.

11/13/03

LEGEND

① - BUILDING NUMBER

② - ADDRESS



GENERAL NOTES:

- SEE SHEETS 2, 3 & 4 FOR OVERALL DIMENSIONS OF BUILDINGS 1, 2 & 3.
- ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90 DEGREES OR AS SHOWN.
- EACH CONDOMINIUM UNIT CONSIST OF SPACE BOUNDED BY A VERTICAL HORIZONTAL PLANE AT THE CEILING AND CEILING ELEMENTS OR AS SHOWN.

100 X 50

100 X 50

100 X 50

100 X 50

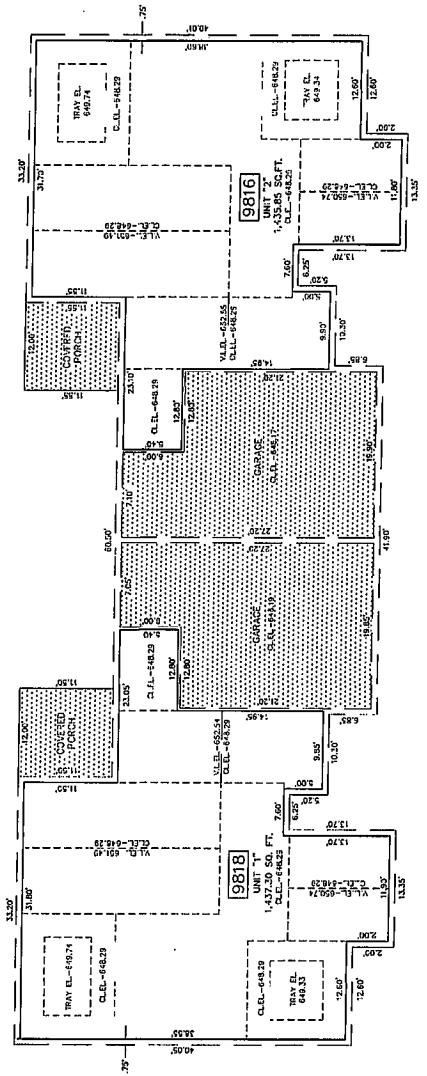
100 X 50

100 X 50

100x600

SHEET 3 OF 4		01182 JOB NO.
FLOOR PLAN -- BUILDING "2"		
PARK WOOD VILLAS OWNER/DEVELOPER VBD & ASSOCIATES, INC. 6332 W HWY 146 SUITE C CRESTWOOD, KY 40014 (502) 241-5354		
LAND DESIGN & DEVELOPMENT, INC. 1100 S. MAIN ST. SUITE 100 CRESTWOOD, KY 40014 (502) 241-5354 PROJECT DATA PROJECT NO. 12-000 DATE 12/17/04 DRAWN BY J.M. CHECKED BY J.M.		
ENGINEER'S SEAL SURVEYOR'S SEAL		
REVISIONS NO. DATE DESCRIPTION BY		

6831060638
 Surveyed by: [unclear]
 Plotted by: [unclear]
 Checked by: [unclear]
 Approved by: [unclear]
 Date: 1/12/2004
 Recorded in Plat Book
 [unclear]



BUILDING "2"
 FINISH FLOOR ELEV. = 640.24
 FINISH GARAGE ELEV. = 639.74

- LEGEND**
- 9181 - UNIT NUMBER
 - TRAY CL. - TRAY CEILING ELEVATION
 - CLL - CEILING ELEVATION
 - V.L.L. - VAULT LINE ELEVATION
 - [Pattern] - LIMITED COMMON SPACE
 - [Pattern] - UNITS OF OWNERSHIP
 - [Pattern] - UNITS OF COMMON SPACE (Building Exterior)

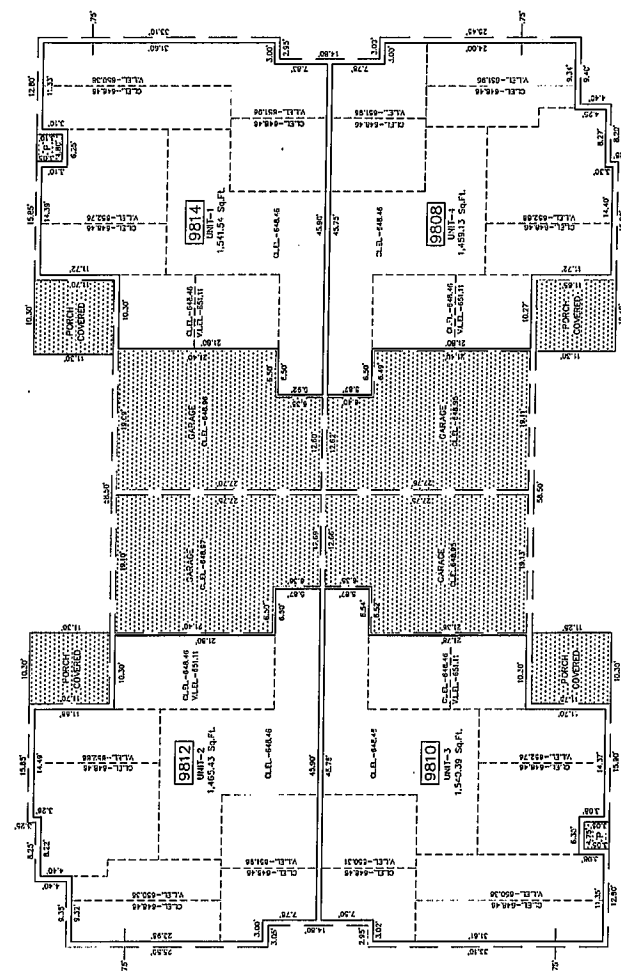
100x600

100x600

100X61

REMARKS NO. DATE DESCRIPTION BY		PROJECT DATA DATE: JAN. 21, 2004 SCALE: 1/8" = 1'-0" DRAWN BY: [] CHECKED BY: []		LAND DESIGN & DEVELOPMENT, INC. 6332 W. HAY 145 SUITE C CRESTWOOD, KY 40014 (502) 241-5354		SHEET 4 OF 4
SURVEYOR'S SEAL		ENGINEER'S SEAL		FLOOR PLAN - BUILDING "3" PARK WOOD VILLAS OWNER/DEVELOPER VBD & ASSOCIATES, INC.		01182 JOB NO.

RECORDED IN PLAT BOOK
 NO. 100
 DATE 1/23/04
 BY []
 RECORDED IN PLAT BOOK
 NO. 100
 DATE 1/23/04
 BY []



BUILDING "3"

FINISH FLOOR ELEV. = 640.46
 FINISH GARAGE ELEV. = 640.01

- LEGEND**
- 9810 - UNIT NUMBER
 - O.C.L. - CEILING ELEVATION
 - V.L.L. - VAULT USE ELEVATION
 - [] - LIMITED COMMON SPACE
 - [] - LIMITS OF OWNERSHIP
 - [] - LIMITS OF COMMON SPACE (BUILDING EXTERIOR)

100X61

100X61

100X61