



Bobbie Holsclaw

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INST # 2019063836

BATCH # 172976

JEFFERSON CO, KY FEE \$31.00

PRESENTED ON: 03-25-2019 9 02:49:59 PM

LODGED BY: HEBEL & HORNUNG

RECORDED: 03-25-2019 02:49:59 PM

BOBBIE HOLSCLAW
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CND
9

**FIRST AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF HORIZONTAL PROPERTY
REGIME
AND MASTER DEED ESTABLISHING
HARRODS CREEK OVERLOOK CONDOMINIUMS**

This First Amendment to the Amended and Restated Declaration of Horizontal Property Regime and Master Deed Establishing Harrods Creek Overlook Condominiums (hereafter “First Amendment”), has been prepared at the direction of and caused to be recorded by the Harrods Creek Overlook Condominiums Council of Co-Owners, Inc. (hereinafter referred to as “the Council”).

This First Amendment, is made and entered into on the dates indicated below by the requisite Unit Owners, pursuant to the requirements of that certain Amended and Restated Declaration of Horizontal Property Regime and Master Deed Establishing Harrods Creek Overlook Condominiums (hereafter “Amended and Restated Declaration”) of record in Deed Book 11159, Page 339, recorded on May 25, 2018 in the Office of the County Clerk of Jefferson County, Kentucky, and pursuant to the applicable provisions of the Horizontal Property Law and/or the Kentucky Condominium Act of the Commonwealth of Kentucky.

WITNESSETH:

WHEREAS, the Council is comprised of all unit owners of units in the Harrods Creek Overlook Condominium regime, who by ownership of a unit subject themselves to the terms of the Amended and Restated Declaration; and

WHEREAS, the Council desires to further amend the Amended and Restated Declaration to allow for the subdivision of 8505 Harrods Bridge Way, Unit 301, into two separate condominium units as hereafter identified as 8505 Harrods Bridge Way, Units 301 and 302.

NOW, THEREFORE, the Council hereby desires to and does hereby amend the Amended and Restated Declaration to modify the terms and conditions necessary to subdivide the above-referred unit as hereafter set out and hereby agree and declare as follows. Except as modified herein, all other terms of the Amended and Restated Declaration shall remain the same:

DELINEATION OF UNITS. The following Units are hereby created by the subdivided Unit 301, which Units are to be a part of the Condominium Property:

Building Number 4, Units 301 and 302

The complete floor plans pertaining to Building 4, Units 301 and 302 have been filed with the Jefferson County Clerk’s office simultaneously with the filing of this First Amendment, and such floor plans and accompanying verification as required by KRS 381.835 are of record in Plat Book 137, Page 48-49 in the Jefferson County Clerk’s office.

IT IS FURTHER AGREED:

1. That as a result of said subdivision, the provisions of Article 1, Section C and Article II, Section A, are hereby amended to increase the number of total units in the regime from twenty-three (23) to twenty-four (24).
2. That to divide the square footage of the former Unit 301 into the newly subdivided Units 301 and 302, Exhibit B to the Amended and Restated Declaration is hereby amended, to make certain adjustments in the percentages of ownership in the common elements of the Condominium Property, as set forth on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Harrods Creek Overlook Condominiums Council of Co-Owners, Inc. has caused this First Amendment to the Amended and Restated Declaration to be properly executed by its authorized officer, attesting to obtaining both the requisite majority vote of the Board of Directors and the signatures of seventy-five percent (75%) of the unit owners attached hereto, approving this First Amendment, as of this 20 day of March, 2019.

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 20 day of March, 2019, by Marie Abrams, as President of the Harrods Creek Overlook Condominiums Council of Co-Owners, Inc.

My Commission Expires: 10-18-2020

Just N. Parker Pardin
NOTARY PUBLIC

This instrument prepared by:

HEBEL & HORNING, PSC

Richard V. Hornung
Richard V. Hornung
Attorney at Law
6511 Glenridge Park Place #1
Louisville, KY 40222
(502)-429-9790

Signature

Unit No.

Date

①	<u>Gunn Leah Brieden</u>	<u>8505 # 202</u>	<u>3-20-19</u>
②	<u>Paul Clemens</u>	<u>" 101</u>	<u>"</u>
③	<u>Don Kreling</u>	<u>8503-101</u>	<u>3-20-19</u>
④	<u>Patricia Hart</u>	<u>8500-101</u>	<u>3-20-19</u>
⑤	<u>Rhett Jiles</u>	<u>8501 102</u>	<u>3/20/19</u>
⑥	<u>Joyce A. Barnes</u>	<u>8501- # 202</u>	<u>3-20-19</u>
⑦	<u>Bill Janni</u>	<u>8503 # 302</u>	<u>3-20-19</u>
⑧	<u>Ina R</u>	<u>8500 # 302</u>	<u>3-20-19</u>
⑨	<u>Alyssa Jordan</u>	<u>8503 # 202</u>	<u>3-20-19</u>
⑩	<u>Don G. Hartley</u>	<u>8503 # 102</u>	<u>3/20/19</u>
⑪	<u>Regina Wood</u>	<u>8501 # 102</u>	<u>3/20/19</u>
⑫	<u>Angela Owen</u>	<u>8500 # 102</u>	<u>3/20/19</u>
⑬	<u>Judith Crutcher</u>	<u>8500 # 301</u>	<u>3/20/19</u>
⑭	<u>Ardis Wilson</u>	<u>8505 # 301 + 302</u>	<u>3/20/19</u>
⑮	<u>Brenda Shultz</u>	<u>8501 # 302</u>	<u>3/20/19</u>
⑯	<u>Tanya Trichopoulos</u>	<u>8501 # 301</u>	<u>3/20/19</u>
⑰	<u>Marie Abrams</u>	<u>8503 # 301</u>	<u>3/20/19</u>
⑱	<u>Lauranne Kelly</u>	<u>8505 - 301</u>	<u>3/20/19</u>
	<u>_____</u>	<u>_____</u>	<u>_____</u>
	<u>_____</u>	<u>_____</u>	<u>_____</u>
	<u>_____</u>	<u>_____</u>	<u>_____</u>
	<u>_____</u>	<u>_____</u>	<u>_____</u>

STATE OF KENTUCKY)

①

COUNTY OF JEFFERSON)

SS

Acknowledged, subscribed and sworn to before me this 20 day of April 2019 by ANN BLIEDEN and _____.

Janet H. Parker Pardini
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

STATE OF KENTUCKY)

②

COUNTY OF JEFFERSON)

SS

Acknowledged, subscribed and sworn to before me this 20 day of March 2019 by PAUL CLEMONS and _____.

Janet H. Parker Pardini
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

STATE OF KENTUCKY)

③

COUNTY OF JEFFERSON)

SS

Acknowledged, subscribed and sworn to before me this 20 day of April 2019 by DON KEELING and _____.

Janet H. Parker Pardini
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

STATE OF KENTUCKY)

④

COUNTY OF JEFFERSON)

SS

Acknowledged, subscribed and sworn to before me this 20 day of April 2019 by PATRICIA HARR and _____.

Janet H. Parker Pardini
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

5 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
ROBERT JONES and _____.

Janet H. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

6 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
JOYCE BARNES and _____.

Janet H. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

7 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
BILL SHEWCIW and _____.

Janet H. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

8 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
KEITH BUSH and _____.

Janet H. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

9 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by Alyssa Jordan and _____.

Janet N. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2026

10 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by Don Hartley and _____.

Janet N. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2026

11 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by Reggy Shad and _____.

Janet N. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2026

12 STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by Angelia Inscoc and _____.

Janet N. Parker Pordieu
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2026

13

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
Judith Crutcher and _____.

Janet H. Parker Pardin
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

18

14

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
Ardi Wilson and _____.

Janet H. Parker Pardin
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

15

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
Brenda Shelly and _____.

Janet H. Parker Pardin
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

16

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
Brayn Teichgraber and TEICHGRAEBER

Janet H. Parker Pardin
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

17

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
Marie Adams and _____.

Janet H. Parker Pordien
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

14

18

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
Ardi Wilson and _____.

Janet H. Parker Pordien
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: _____

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this 20 day of March, 2019 by
LAURA ROBY and _____.

Janet H. Parker Pordien
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 10-18-2020

STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS

Acknowledged, subscribed and sworn to before me this ___ day of _____, 2019 by
_____ and _____.

NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: _____

EXHIBIT B

Harrods Creek Overlook Condominiums

<u>Building Address</u>	<u>Unit Number</u>	<u>Square Footage</u>	<u>Percentage Interest</u>
8505 Harrods Bridge Way	101	2,893.36	4.1973%
8505 Harrods Bridge Way	102	2,893.36	4.1973%
8505 Harrods Bridge Way	201	2,893.36	4.1973%
8505 Harrods Bridge Way	202	2,893.36	4.1973%
8505 Harrods Bridge Way	301	3,104.88	4.5047%
8505 Harrods Bridge Way	302	3,057.15	4.4355%
8503 Harrods Bridge Way	101	2,897.14	4.2033%
8503 Harrods Bridge Way	102	2,908.59	4.2199%
8503 Harrods Bridge Way	201	2,908.13	4.2193%
8503 Harrods Bridge Way	202	2,898.36	4.2051%
8503 Harrods Bridge Way	301	2,908.50	4.2198%
8503 Harrods Bridge Way	302	2,895.45	4.2009%
8501 Harrods Bridge Way	101	2,880.77	4.1796%
8501 Harrods Bridge Way	102	2,918.68	4.2346%
8501 Harrods Bridge Way	201	2,880.13	4.1787%
8501 Harrods Bridge Way	202	2,893.36	4.1979%
8501 Harrods Bridge Way	301	2,880.55	4.1793%
8501 Harrods Bridge Way	302	2,895.45	4.2009%
8500 Harrods Bridge Way	101	2,735.00	3.9681%
8500 Harrods Bridge Way	102	2,734.00	3.9667%
8500 Harrods Bridge Way	201	2,750.00	3.9898%
8500 Harrods Bridge Way	202	2,721.00	3.9478%
8500 Harrods Bridge Way	301	2,751.00	3.9913%
8500 Harrods Bridge Way	302	2,733.00	3.9652%
TOTAL SQUARE FEET:		68,924.58	100.00%