

DECLARATION OF HORIZONTAL PROPERTY REGIME
AND MASTER DEED ESTABLISHING
THE SANCTUARY CONDOMINIUMS

THIS MASTER DEED (the "Master Deed") has been prepared at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223.

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of the land (the "land") described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, Declarant wishes to create a residential condominium project by submitting the land, together with the improvements and structures now existing and hereafter erected by, or at the direction of, Declarant thereon, and all easements, rights, and appurtenances belonging thereto (said land, improvements, structures, easements, rights and appurtenances are together referred to hereinafter as the "property") to the provisions of the Horizontal Property Law of the Commonwealth of Kentucky, KRS 381.805 to KRS 381.910 (the "Horizontal Property Law");

NOW, THEREFORE, Declarant hereby submits said property to the provisions of the Horizontal Property Law and declares that said property shall be a condominium project (hereinafter referred to as the "condominium project") as defined in and pursuant to said Horizontal Property Law, and pursuant to the following provisions:

ARTICLE I
Definitions

The words listed in this Article I when used in this Master Deed shall have the meanings as set forth in this Article I:

(A) "Articles of Incorporation" mean the articles of incorporation of the council, a nonstock, nonprofit corporation, which shall govern and control, in part, the affairs and administration of the condominium project.

(B) "Board of Directors" means the board of directors of the council who shall be elected and serve and shall have the powers and duties provided herein and in the articles of incorporation and the bylaws.

(C) "Buildings" mean, collectively thirty-one (31) buildings ultimately to be constructed on the land, containing all of the units in the condominium project, subject to the provisions of Article XII herein. The location of the buildings on the land and the area of each of the buildings are as set forth on the plans.

(D) "Bylaws" mean the bylaws of the council, approved and adopted by the board of directors, which shall govern and control, in part, the affairs and administration of the condominium project.

(E) "Common elements" mean all of the property, except the units, including, without limitation, the outside walls and roofs of the buildings, the foundations and structural members of the buildings and all columns, girders, beams, and supports, the land and improvement on the property (including the land under the units), all utility or other pipes and material located outside of the units, except such as are part of the units, all central installations for the furnishing of utilities and other services to the units, all driveways, roadways, grass areas, and sidewalks, all recreational facilities available in whole or in part for use by the unit owners.

(F) "Condominium documents" mean, collectively, the Master Deed, Articles of Incorporation, Bylaws, and Rules and Regulations.

(G) "Council" means Sanctuary Council of Co-Owners, Inc., a Kentucky nonstock, nonprofit corporation, the members of which shall be each an owner of record of a unit in the condominium project.

(H) "The Sanctuary" means the name by which the condominium project will be known.

(I) "General common elements" means all of the common elements except for any limited common elements as more fully described in Article III below.

(J) "Limited common elements" mean and include those common elements (if any) designated by this Master Deed to be reserved for the exclusive use of a particular unit or combination of units as more fully described in Article IV below.

(K) "Person" means any natural person, firm, corporation, partnership, association, trust, or their legal entity or any combination thereof.

(L) "Plans" mean the plans and specifications for the condominium project, including the floor plans for the buildings dated September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 through 4, in the Office of the County Court Clerk of Jefferson County, Kentucky, simultaneously with the recording of this Master Deed.

(M) "Rules and Regulations" mean the rules and regulations promulgated by the board of directors and governing, in part, the use and occupancy of the units.

(N) "Unit" means an enclosed space (KRS 381.810(1)) within the buildings measured from interior unfinished surfaces of walls, ceilings, and floors, having a direct exit to a thoroughfare or to a common element leading to a thoroughfare.

Each unit shall include the interior unfinished surface of any doors, windows, vents, and other structural element as ordinarily are regarded as enclosures of space, and any wallpaper, paint, carpet, tile, and all other decorating or finishing materials affixed or installed as part of the physical structure of the unit, and all closets, cabinets, storage areas, and visible fixtures, mechanical systems, and equipment installed in and for the sole and exclusive use of an individual unit; provided, however, that neither pipes, wires, conduits, or other public utility lines or installations constituting part of the overall systems designed for the general service of an entire building, nor property of any kind which is not removable without jeopardizing the soundness and safety of the remainder of an entire building, shall be deemed to be included within any unit. "Entire building," as used in the preceding sentence, shall include any other unit and any common element, whether general or limited.

(O) "Unit owner" means any person having record title to a unit.

ARTICLE II

Units

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

Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Two (2) 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.

(B) Ownership of the units

Each unit owner shall obtain fee simple ownership of the unit acquired, the appurtenant undivided interest of the general common elements so the condominium project, and, if applicant, any limited common elements appurtenant to the unit. Each unit owner shall be a member of the Council. The form of ownership of a unit may be individual, corporate, in partnership, joint with right of survivorship, a tenancy in common, a tenancy by the entireties, or (subject to the other provisions of the condominium documents) any other estate in real property recognized by law and which may be conveyed and encumbered. All deeds to each unit shall describe such unit by reference to this Master Deed, the plans, the name of this condominium project, and the identifying number of the unit followed by the words "a condominium unit." No unit shall be subdivided, and no action for partition of a unit shall lie, except in the manner provided in the Horizontal Property Law of Kentucky and upon the prior written approval of the holder(s) of any mortgage(s) on such unit and approved by a majority vote of the Council. Any conveyance of a unit shall be deemed also to convey the undivided interest of the unit owner in the general common elements and any limited common elements appurtenant to the unit, whether or not the instrument evidencing such conveyance expressly shall so state.

(C) Taxation of units

The owner of each unit shall be responsible for any and all ad valorem or real estate taxes and special assessments that may be assessed against the unit and its percentage of ownership in the common element by any governmental authority with jurisdiction over the unit. Nothing contained in this Master Deed shall be construed as giving to any unit owner any right of contribution or adjustment against any other unit owners on account of any deviation by any governmental authority from the percentages of ownership set forth in any valuation or assessment against the unit owned by such unit owner.

(D) Maintenance and repair by unit owners

It shall be the responsibility of each unit owner with respect to the unit owned by such unit owner:

(1) To maintain, repair, and replace at the expense of such unit owner all portions of the unit except the portions to be maintained, repaired, and replaced by the Council, including all decorating and redecorating, painting, tiling, carpeting, waxing, papering, plastering, or varnishing which may be necessary to maintain the good appearance and condition of the unit. Such maintenance, repair, and replacement shall not change the appearance of any portion of the exterior of the building or unit without prior approval of the Board of Directors.

(2) To maintain, repair, and replace at the expense of each unit owner the interior space of each unit owner's garage as well as the appliances and fixtures located in the unit, or located in the limited common elements appurtenant to the unit, or located in the general common elements but benefiting the unit to the exclusion of any other unit, including, but not limited to, any plumbing fixtures, water heaters, heating and air conditioning equipment, interior and exterior lighting fixtures, refrigerators, dishwashers, disposals, ranges, hoods and fans, sinks, lamps, interior doors, garage door openers, telephones or any electric, gas or water pipes or lines or wires or conduits or ducts serving any such appliances and fixtures.

(3) To report promptly to the Council any defect or need for repairs for which the Council is responsible.

(4) To maintain, repair, or replace at the expense of such unit owner all portions of the unit which may cause injury or damage to the other units or to the common elements.

(5) To perform the responsibilities of such unit owner in such a manner and at such reasonable hours so as not to unreasonably disturb other unit owners in the building.

(E) Liability of unit owner for certain repairs

A unit owner shall be liable for the entire expense of any maintenance, repair, or replacement of any part of the condominium project, whether part of a unit or part of the general common elements or limited common elements, if such maintenance, repair, or replacement is rendered necessary by any negligent act or omission of the unit owner, or any member of the

family, or guests, employees, agents, or lessees of such unit owner. If any unit owner fails to undertake any such maintenance, repair, or replacement within 10 days after the Board of Directors notifies such unit owner in writing that the Board of Directors has determined that such maintenance, repair, or replacement is the responsibility of such unit owner under this section, the Board of Directors may undertake such maintenance, repair, or replacement, and the cost thereof shall be a lien on the unit owned by such unit owner until paid by the unit owner, and such lien shall be subject to the same remedies as are provided in this Master Deed for nonpayment by a unit owner of common charges and assessments.

(F) Alteration or improvements of units and common elements.

No alteration or improvement to any common element or to the unit which would alter or affect the common elements or any other unit may be made by any unit owner other than the Declarant without the prior written consent of the Board of Directors. This includes any change to any exterior colors or building materials. No application shall be filed by any unit owner other than the Declarant with any governmental authority for a permit covering an addition, alteration, or improvement to be made in a unit which alters or affects the common elements or other units, unless approved and executed by the Board of Directors. Such approval and execution shall not evidence any consent to any liability on the part of the Board of Directors, or any individual member of the Board of Directors, to any contractor, subcontractor, materialman, architect, or engineer by reason of such addition, alteration, or improvement or to any person having any claim for injury to person or damage to property arising therefrom. Consent shall be requested in writing through the manager or managing agent, if any, or through the president or secretary of the Council if no manager or management agent is employed. The Board of Directors shall have the obligation to answer within 30 days. The Board of Directors may require that the unit owner making such improvement, alteration, or addition obtain such insurance coverage and in such amounts as the Board of Directors deems proper.

ARTICLE III Common Elements

(A) General common elements

The general common elements of the condominium project include the land and all other areas, and all structures and improvements, within the boundaries of the condominium project not included within the units and limited common elements. The general common elements include, but are not necessarily limited to, the land, the foundations, structural columns, walls, floors (including slabs on which the buildings, including garages, are built), and ceilings and roofs (other than the interior decorated surfaces thereof located within the boundaries of individual units) of the buildings, the gardens, outside walks, and outside driveways, breezeways, automobile parking spaces (other than those designated as limited common elements pursuant to the article of this Master Deed entitled "Limited Common Elements"), outside retaining walls and landscaping on the common elements, any recreational facilities located on the land, and compartments or installations of central services such as pipes, ducts, electrical wiring and conduits, and public utility lines.

(B) Interest in common elements

Each unit shall have appurtenant to it that percentage interest in the common elements which the floor area of the unit bears to the sum of the floor area for all units (which percentage interest is set forth on Exhibit B attached and made a part of this Master Deed), and each unit owner shall bear the same percentage of the common expense of the condominium project. The undivided interest in the common elements shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the instrument of such conveyance.

(C) Common elements to remain undivided

The common elements shall remain undivided and no unit owner shall bring any action for partition or division unless otherwise provided herein or by law.

(D) Adjustments in percentage of ownership

Except as provided in Article XII of this Master Deed and as otherwise may be expressly provided herein, the percentages of ownership in the common elements set forth in Exhibit B attached to this Master Deed shall remain constant regardless of the purchase price paid for any unit at any time. Except as provided in Article XII of this Master Deed and as otherwise may be expressly provided herein, no adjustment in percentages of ownership shall be made without the prior written approval of all unit owners, and all holders of record of first mortgages on all units in the condominium project for which the percentages of ownership are being adjusted.

(E) Use of common elements

The common elements shall be used for the benefit of the unit owners, the furnishing of services and facilities for which the same are reasonably intended, and for the enjoyment to be derived from such proper and reasonable use. Each unit owner may use the general common elements in accordance with the purposes for which they are intended so long as such use does not hinder the exercise of or encroach upon the rights of other unit owners. The Board of Directors shall, if any question arises, determine the purpose for which a common element is intended to be used. The Board of Directors shall have the right to promulgate the rules and regulations which may limit the use of the common elements to unit owners, their guests, permitted tenants, and invitees.

(F) Maintenance and Repair of common elements

The maintenance and operation, including landscaping, gardening, snow removal, cleaning, painting and all other repair, of the common elements, (including, but not limited to, the repair of major cracks in the slabs on which the units and garages are built) shall be the responsibility and expense of the Council, unless and except as otherwise expressly provided in the condominium documents (see, for example, Article II, Section (D) (2)), and the Board of Directors of the Council, pursuant to authority found at Article VI of this Master Deed, shall have the authority to make all

decisions of the Council as respects repairs and maintenance and the costs incurred pursuant thereto. It shall be the responsibility of the Council to maintain, repair, or replace:

(1) The buildings (except to the extent of the units comprising a part of the same), including the roofs, and the grounds and parking lots.

(2) All portions of any unit which contribute to the support of any building, including main bearing walls (but excluding painting, wallpapering, decorating, or other work on the interior surfaces of walls, ceilings, and floors within the unit, which shall be the unit owner's responsibility).

(3) All portions of what would appear to be the unit but which really constitute a part of the exterior of any building and, therefore, in actuality are common elements, including, but not limited to, all exterior doors (including overhead garage doors) and windows (except all interior painting, interior caulking and interior repair of same).

(4) All common elements not heretofore mentioned.

(5) All incidental damage caused by work done at the direction of the Board of Directors.

(6) All screened porches, decks, patios and all fences around any portion of the condominium project, including, but not limited to, fencing around any and all patios.

(G) Alteration and improvement of common elements

The Board of Directors shall have the right to make or cause to be made such alterations and improvements to the common elements as, in the opinion of the Board of Directors, may be beneficial and necessary. The cost of any such alterations and improvements to the common elements shall constitute a part of the common expenses. When, in the sole opinion of the Board of Directors, the costs therefor shall be exclusively or substantially exclusively for the benefit of unit owner(s) that requested the alteration or improvement, the cost shall be assessed against such unit owner(s) in such proportion as the Board of Directors, in its discretion, reasonably shall determine is fair and equitable.

ARTICLE IV Limited Common Elements

(A) Limited common elements

The limited common elements of the condominium project are areas which are reserved for the use of unit owners of a certain unit or units to the exclusion of the unit owners and/or occupants of other units. The limited common elements of the condominium project include any attics, garages, patios, decks or porches adjacent to or associated with a particular unit and intended for use exclusively by occupants of that particular unit, and shall also include automobile parking

garages and storage areas designated as being intended for the exclusive use of a unit or units pursuant to the plans.

(B) Limited common elements to remain undivided

The limited common elements shall remain undivided and no unit owner shall bring any action for partition or division unless otherwise provided by law. Any covenant to the contrary shall be void.

(C) Parking spaces

Any parking spaces not a part of a unit and not expressly designated on the plans as being appurtenant to any unit as a limited common element shall remain general common elements and shall be available for use generally by all unit owners, their tenants, or guests without reservation or restriction, other than any reasonable restrictions imposed by the Board of Directors and applicable to all unit owners.

ARTICLE V

Assessments

The making and collection of assessments against unit owners for common expenses of the condominium project, including, but not limited to, maintenance and repair of, and insurance charges and utility expenses related to, the common elements, shall be pursuant to the bylaws and subject to the following provisions:

(A) Maximum Regular Assessment for Share of Common Expense

a) The maximum regular assessment to cover each unit's share of the common expenses of the condominium project shall be set at a rate not to exceed One Thousand Eight Hundred Dollars and No Cents (\$1,800.00) per year [i.e., \$150.00 per month] for each unit which does not have a basement or an exposed lower level, One Thousand Nine Hundred Twenty Dollars and No Cents (\$1,920.00) per year [i.e., \$160.00 per month] for each unit which has a basement but not an exposed lower level, and Two Thousand One Hundred Dollars and No Cents (\$2,100.00) per year [i.e., \$175.00 per month] for each unit which has an exposed lower level. The maximum regular assessment may not be increased without an affirmative vote of the Board of Directors of the Association pursuant to the Association's rules and regulations.

b) The governing body of the Association may fix the annual assessment at an amount not in excess of the maximum. The governing body of the Association shall determine when the assessment shall be paid.

c) Each unit owner shall be personally liable for the payment of the regular assessment. No unit owner shall be exempt from payment of the regular assessment by waiver of the use or enjoyment of the common elements or by abandonment of the unit owned by such unit owner or by claiming that the quantity or quality of services does not warrant such payment or is not as contemplated by such unit owner as of the time of purchase; provided, however, the Board of Directors may, but is not required to, abate or reduce a unit owner's contribution for a reasonable

period of time during which the unit owned by such unit owner is uninhabitable as the result of damage or destruction.

(B) Interest; application of payments

Assessments and installments on such assessments paid on or before 10 days after the day when due shall not bear interest, but all sums not paid on or before 10 days after the date when due, including any sums due as a result of acceleration of unpaid assessments as may be provided in the Bylaws, shall bear interest from the date when due until paid at the rate of interest per annum provided in the bylaws. All payments upon account shall be first applied to interest and then to the assessment payment first due.

(C) Lien for assessments

Except as provided in Article V(E) of this Master Deed, any unpaid common expenses assessed to a unit owner shall constitute a lien against the unit owned by such unit owner and against such unit owner's interest in the condominium project prior to all other liens except the lien of a first mortgage on the unit and tax or assessment liens on the unit by the taxing subdivision of any governmental authority, including but not limited to state, county, city, and school district taxing agencies.

The lien created by this section shall be deemed to be incorporated by reference in and reserved by each deed or other instrument conveying any interest in a unit whether or not such deed or instrument by its express terms refers to said lien. In addition to any other remedies or liens provided by law, if any unit owner is in default in the payment of any common expenses assessed to such unit owner for 30 days, including any sums due as a result of acceleration of unpaid assessments as may be provided in any of the condominium documents, the Council may bring suit for and on behalf of itself and as representative of all unit owners to enforce collection of the assessment and all costs of collection thereof, including reasonable attorney fees, and to foreclose the aforesaid lien in accordance with the laws of the Commonwealth of Kentucky, in like manner as a mortgage on real property. The lien for unpaid assessments shall also secure legal interest and reasonable attorney fees incurred by the Council incident to the collection of such assessment or enforcement of such lien. In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid common charges, the unpaid balance shall be charged to all unit owners as a common expense.

(D) Transfer of units

A unit owner shall not be liable for any common expenses accruing after the sale of his unit and the recording of a deed to the purchaser. The purchaser of a unit subject to any lien arising under this Master Deed prior to the date of purchase and the recording of the deed shall take title to the unit subject to the lien; provided, however, that, at the request of any unit owner or a prospective purchaser of the unit, the Board of Directors shall provide a statement disclosing whether the unit owner is then in default under any of the obligations hereunder and whether and in what amount a lien exists against the unit owned by the unit owner under the section hereof entitled "Lien for Assessments," which statement shall be conclusive as to the facts stated therein as against

the Council and the other unit owners and may be relied upon by a prospective purchaser or mortgagee or assignee of any mortgagee upon the unit of such unit owner.

(E) Limitation on mortgage liabilities

Where the mortgagee of a first mortgage of record or the purchaser or purchasers of a unit obtain title to the unit as a result of foreclosure of a first mortgage, or by voluntary conveyance in lieu of such foreclosure, said mortgagee or purchaser shall not be liable for the shares of common expenses or assessments by the Council pertaining to such unit or chargeable to a former unit owner of such unit which became due prior to acquisition of title by said mortgagee or purchaser as a result of the foreclosure or voluntary conveyance in lieu of said foreclosure. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all of the other unit owners of units, including a successor or assign of the mortgagee. The waiver of liability granted herein for the payment of past due assessments shall not apply to a unit owner who takes back a purchase money mortgage or to any other mortgagee which is not an "institutional mortgagee." The term "institutional mortgagee" herein used shall mean a first mortgage holder which is a bank, savings and loan association, life insurance company, pension fund, trust company, credit union, or other similar institutional lender.

(F) Rental pending foreclosure

In any foreclosure of a lien for assessments, the unit owner of the unit subject to the lien shall be required to pay a reasonable rental for the unit, and the Council shall be entitled to the appointment of a receiver to collect the same.

(G) Anything to the contrary contained in this Master Deed or in the Bylaws of the Council notwithstanding, until the Declarant transfers control and management to the Council, the Declarant shall not be liable for the payment of any assessment, monthly or otherwise, for common expenses or for reserve or contingency accounts, and the units owned by the Declarant, prior to the Declarant transferring control to the Council, shall not be subject to any lien therefor; and the Declarant shall not have any liabilities of a unit owner. The Declarant shall, however, until the Declarant transfers control to the Council, be responsible for the maintenance costs of the condominium project incurred over and above assessments or amounts paid by unit owners for common expenses and other appropriate charges.

ARTICLE VI

Council of Co-owners

(A) Council manages condominium project

The management and operation of the condominium project shall be the responsibility of the Council, acting through the Board of Directors and the elected officers thereof, and the Council shall fulfill its functions pursuant to the provision of the condominium documents.

(B) Bylaws

The Bylaws adopted by the Council from time to time shall be the Bylaws of the condominium project.

(C) Rules and regulations

Each unit owner's ownership and use of the unit(s) owned by such unit owner shall be subject to the Rules and Regulations promulgated by the Board of Directors from time to time, applicable to all unit owners including Declarant. Such Rules and Regulations shall have the same force and effect as, and shall be enforceable in the same manner as, the provisions of this Master Deed. A copy of the Rules and Regulations, including any amendments thereto, shall be furnished by the Council to all unit owners and residents of the condominium project upon request.

(D) Limitation upon liability of council

Notwithstanding the duty of the Council to manage, operate, maintain, and repair the condominium project, subject to and in accordance with the provisions of the condominium documents, the Council shall not be liable to unit owners for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of the condominium project required to be maintained and repaired by the Council, or caused by the weather or other element, or by other unit owners or persons, including, but not limited to, defects which are the result of characteristics common to the materials used, damage due to ordinary wear and tear and normal use, and damage due to wind, rain, snow, hail, and condensation on or expansion or contraction of materials due to weather.

(E) Board of Directors

The members of the Board of Directors shall be elected and serve and shall have the duties and powers as provided in the Articles of Incorporation and Bylaws. The Board of Directors shall have the right to delegate its duties to a managing agent. The Board of Directors shall be the final arbiter of any dispute concerning the operation of the condominium project and the interpretation and effect of the condominium documents.

(F) Declarant's written consent necessary for certain actions

Anything to the contrary contained in any of the condominium documents notwithstanding, during the interval (the "declarant's marketing interval") from the date of recordation of this Master Deed until the earlier of such time as (1) Declarant or its designee(s) shall cease to own any units in the condominium project, or (2) four (4) years from the date of recording this Master Deed, or (3) prior thereto, at the sole election of the Declarant, the Board of Directors may not, without the Declarant's prior written consent, (1) amend any of the condominium documents; (2) make any addition, alteration, or improvement to the common elements or to any unit; (3) assess any common charges for the creation of, addition to, or replacement of all or part of a reserve, contingency, or surplus fund if the effect of such assessment would be to increase the amount of such reserve, contingency, or surplus fund in excess of an amount equal to that proportion of the

then existing budget which the amount of reserves in the initial budget of estimated expenses for the condominium project bears to the total amount of such initial budget of estimated expenses; (4) hire any employee in addition to the employees, if any, provided for in the initial budget; (5) enter into any service or maintenance contract for work not covered by contracts in existence on the date of the first closing of title to a unit; (6) borrow money on behalf of the condominium project; or (7) reduce the quantity or quality of service to or maintenance of the condominium project. During the Declarant's marketing interval, an irrevocable power of attorney coupled with an interest is hereby granted and reserved unto Declarant, its successors and assigns (however, individual unit owners are not included within the meaning of successors and assigns as used in this paragraph) to amend any condominium document so long as any such amendment does not (1) increase the share of common expenses which are the obligation of unit owners other than Declarant at the time of such amendment, or (2) materially alter the responsibilities and obligations of Declarant as developer of the condominium project to other unit owners under the condominium documents.

(G) Approval or disapproval of matters

Whenever the decision of a unit owner is required upon any matter, whether or not the subject of a Council meeting, such decision shall be expressed by the same person who would cast the vote of such unit owner if in a Council meeting, unless joinder of all unit owners of record is specifically required by the applicable provision of the condominium documents.

ARTICLE VII Easements

(A) Existing easements

Easements are hereby declared and granted by each unit owner in favor of each other unit owner, and reserved by Declarant, for all utility purposes as they exist on the date of the recording of this Master Deed or as are contemplated by the plans, or as may be required to be incorporated in the final construction of the buildings and the common elements. Each unit owner shall have an easement in common with all other unit owners to use all pipes, wires, ducts, cables, conduits, public utility lines, and other common elements located in any of the other units and serving the unit(s) of such unit owner. Each unit shall be subject to an easement in favor of all of the unit owners to use the pipes ducts, cables, wires, conduits, public utility lines, and other common elements, service such other units and located in such unit. Easement are further declared and granted and reserved for ingress and egress for pedestrian traffic over, through, and across sidewalks, paths, walks, and lanes as are now and from time to time may exist upon the common elements; and for vehicular traffic over, through, and across such driveways, parking areas (subject to the rights of applicable unit owners in parking spaces which are limited common elements), and other portions of the common elements as are now and from time to time may be paved and intended for such purposes. All easements and rights described in this Master Deed are easements appurtenant, running with the land, and shall inure to the benefit of and be binding upon the Declarant, unit owners, and any other person having any interest in the condominium project, but shall be subject to and limited by the provisions of the condominium documents. The deed of conveyance of any unit, or any mortgage or trust deed or other evidence of obligation, shall be subject to the easements and rights described in this Master Deed, and reference to this Master

Deed shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees, and trustees of such units as fully and completely as if such easements and rights had been recited fully and set forth in their entirety in such documents.

(B) Future easements

The Council may grant further easements for utility purposes for the benefit of the condominium project, including the right to install, lay, maintain, repair, and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, cable television wires and equipment, and electrical conduits and wires over, under, along, and on any portion of the condominium project, and each unit owner hereby grants the Council (acting through its president) an irrevocable power of attorney to execute, acknowledge, and record, for and on behalf of each unit owner, such instruments or documents as may be necessary to effectuate such easements; provided, however, that any easement through a unit shall be only according to the plans and specifications for the building in which such unit is located, or as such building is contracted, unless approved in writing by the unit owner. The power of attorney granted by this section shall survive any disability or death of the unit owner and shall be binding on each successive unit owner.

(C) Access to units by Council

The Council shall have a right of access to each unit upon reasonable prior notice and at reasonable hours: (1) to inspect the same for compliance with the provisions of the condominium documents; (2) for the maintenance, repair, replacement, or improvement of any portion of the common elements (or any portion of the unit which is the responsibility of the Board of Director), including any pipes, wires, ducts, cables, conduits, and public utility lines located in or adjacent to any unit; (3) to prevent damage to the common elements or any other unit; (4) to abate any violation of law, order, rules, or regulations of any governmental authority having jurisdiction thereof; (5) to abate any violation of any provision of any of the condominium documents. The Council shall have such other right of access to each unit as may be provided under any other provisions of the condominium documents. The Council shall be obligated to repair any damage to a unit incurred by reason of exercise of this right of access.

(D) Declarant's easement for marketing purposes

Declarant reserves the right with respect to its marketing of units to use the common elements for the ingress and egress of itself and for prospective purchasers and lessees of units, including the right of such prospective purchasers and lessees to park in parking spaces which are not limited common elements. Any damage to the common elements resulting from this easement shall be repaired by Declarant promptly after the same occurs.

(E) Declarant's easement for completion of units

Declarant reserves the right for the purpose of completing the development of the condominium project, including the buildings and units, to have access to the common elements and (but only to the extent reasonably necessary and only upon reasonable prior notice to the

applicable unit owner and at reasonable hours) to any units presently existing, for the ingress and egress of itself and its subcontractors, materialmen, and suppliers for the purpose of constructing, installing, maintaining, and repairing equipment and fixtures pursuant to such development, and for other activities reasonably necessary in connection with such development, including the right to use the roadways and to park in those parking spaces which are not limited to common elements at the condominium project. Declarant agrees to repair any damage which may be caused to the building or to any unit resulting from the actions of Declarant permitted by this section promptly after Declarant is notified that such damage has occurred.

(F) Easements for encroachments

An easement shall exist for any portion of a unit or the common elements which encroaches upon any other unit or the common elements as a result of (1) the original or future construction of settling or shifting of any part of a building, or (2) any repair or restoration undertaken by the Board of Directors, or (3) any construction after a partial or total destruction as a result of a fire or other casualty or as a result of condemnation or eminent domain proceedings. Such easements as provided in this section shall exist so long as the building in which the encroachment exists (or any replacement thereof permitted under any condominium document) shall stand.

(G) Additional easement

The Board of Directors shall have the right to grant such additional easements burdening the common elements as are reasonably determined by it to be compatible with the intended uses and future development of the condominium project, including, without limitation, additional easements for ingress and egress to and from and over the land.

ARTICLE VIII

Insurance

The Council shall maintain insurance coverage upon the condominium project in accordance with the provisions of this Article:

(A) Authority to purchase; named insured

All insurance policies upon the condominium project shall be purchased by the Council. The named insured shall be the Council individually and as agent for the unit owners, without naming them, and as agent for the mortgagees of the unit owners. Provision shall be made for the issuance of mortgagee endorsements and memoranda of insurance to the mortgagees of unit owners. Such policies shall provide that payments by the insurer for losses shall be made to the insurance trustee designated below, and all policies and their endorsements shall be deposited with the insurance trustee. Unit owners may obtain coverage at their own expense for their own units, their own personal property, and other risks.

(B) Coverage

(1) All buildings, common elements, and other improvements upon the land shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors on behalf of the Council; provided, however, the Council shall not be required to insure any part of the condominium project within the boundaries of individual units except structural columns, load-bearing walls and pipes, conduits, wires, or other installations for the provision of services to the entire buildings. All personal property included in the common elements shall be insured for its value, as determined annually by the Board of Directors on behalf of the Council. Such coverage shall afford protection against:

(a) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and

(b) Such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location, and use as the buildings on the land, including, but not limited to, vandalism and malicious mischief, earthquake, and plate glass insurance.

(2) Public liability insurance coverage shall be provided in such amounts and with such coverage as shall be required by the Board of Directors and with cross liability endorsement to cover liabilities of the unit owners jointly and severally and of the Council.

(3) Workers' compensation insurance to meet the requirements of Kentucky law.

(4) Such other insurance as the Board of Directors from time to time shall determine is desirable.

(C) Premiums

Premiums upon insurance policies purchased by the Council shall be paid by the Council as a common expense; provided, however, that, should the amount of any insurance premium be affected by a particular use of a unit or units, the owner or owners of such unit or units shall be required to pay any increase in premium resulting from such use.

(D) Insurance trustee

All insurance policies purchased by the Council shall be for the benefit of the Council and the unit owners and mortgagees of the units as their interests may appear, and shall provide that all proceeds covering property losses shall be paid to Liberty Bank, as trustee, or to such other bank in Kentucky with trust powers as may be designated as insurance trustee by the Board of Directors, which trustee is referred to in this instrument as the "insurance trustee." Payment of premiums, renewal and sufficiency of policies, settlement of claims with insurers, and collection of insurance proceeds shall be the responsibility of the Board of Directors, and the sole duty of the insurance trustee shall be to receive such proceeds as are paid and hold the proceeds in trust for the purposes elsewhere stated in this Article.

(E) Shares of the proceeds; mortgagees

The insurance trustee shall hold all insurance proceeds covering property losses in shares, which shares need not be set forth on the records of the insurance trustee, as follows: each unit owner shall have an undivided share in such proceeds, such share being the same as the undivided share in the common elements appurtenant to the unit(s) owned by such unit owner as set forth in Exhibit B to this Master Deed. In the event a mortgagee endorsement has been issued with respect to a unit, the share of the unit owner shall be held in trust for the mortgagee and the unit owner as their interests may appear; provided, however, that no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds which, pursuant to the provisions of this Article, are to be held by the insurance trustee, except distributions of such proceeds made pursuant to this Article.

(F) Distribution of proceeds

Proceeds of insurance policies received by the insurance trustee shall be distributed to or for the benefit of the beneficial owners in the following manner:

(1) Expense of the trust

All expenses of the insurance trustee shall be paid first or provision made for such payment.

(2) Reconstruction or repair

If the damage for which the proceeds are paid is to be repaired or reconstructed substantially in accordance with the original plans for the buildings, the remaining proceeds shall be paid to defray the cost of such as provided in Article IX of this Master Deed. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees being payable jointly to them. All mortgages and other liens existing against any unit(s) at the time of damage shall attach to such repaired or reconstructed unit(s) in the same priority as existed prior to such damage. All such repaired or reconstructed units shall bear the same unit numbers as those of the original units and shall retain the same percentage of ownership in the common elements as those of the original units (subject to "as built" adjustment as may be required by statute. If the damage for which the proceeds are paid is not to be repaired or reconstruct in accordance with the original plans for the buildings as permitted by Article IX of the Master Deed, the mortgagees of units in that building may demand that the remaining proceeds be applied to reduction of the mortgage debt on such units up to the total amount of the mortgage debt then due. Any proceeds remaining after such application to reduction of the mortgage debt shall be paid to defray the costs of repair and reconstruction as provided in the Article of this Master Deed entitled "Reconstruction or Repair after Casualty." This section is a covenant for the benefit of any mortgagee of a unit and may be enforced by such mortgagee.

(3) Failure to reconstruct or repair

If it is determined in the manner provided in Article IX of this Master Deed that the damage for which the proceeds are paid shall not be reconstructed or repaired, the net proceeds remaining

after all mortgages on the damaged or destroyed buildings have been paid shall be distributed in the manner determined by all of the unit owners at the special meeting of the Council provided by Article IX(A), provided that such distribution complies with the provisions of the Horizontal Property Law as amended.

(4) Certificate

In making distribution to unit owners and/or the mortgagees of the units, the insurance trustee may rely upon a certificate of the Council made by its president and secretary as to the names of the unit owners and their respective shares of the distribution, and the insurance trustee shall have no liability to the Council or to any unit owner for any distribution made in reliance upon such a certificate.

(G) Council as agent

The Council is irrevocably appointed for each unit owner and for each holder of a mortgage or other lien upon a unit and for each owner of any other interest in the condominium project to adjust all claims arising under insurance policies purchased by the Council and to execute and deliver releases upon the payment of claims.

ARTICLE IX

Reconstruction or Repair after Casualty

(A) Determination to reconstruct to repair

If any part of the condominium project shall be damaged or destroyed by casualty, whether or not it shall be reconstructed or repaired shall be determined in the following manner:

(1) Common element

If the damaged or destroyed improvement is a common element (other than portions of any of the buildings), the damaged or destroyed property shall be reconstructed or repaired.

(2) Buildings

If the damaged or destroyed improvements is one or more of the buildings, such building or buildings also shall be reconstructed or repaired except that, as to each building (if any) as to which more than two-thirds of such building has been destroyed, such building shall not be reconstructed or repaired if (and only if) (a) all of the unit owners of units in such building shall agree in writing within 30 days after the date of the occurrence of such destruction that they desire that such building not be repaired or reconstructed and request the secretary of the Council in writing to call a special meeting of the unit owners for the purpose of deciding whether such building shall be repaired or reconstructed, and (b) unit owners of units in the entire condominium project to which greater than 80% of the common elements are appurtenant shall vote not to repair or reconstruct such building at the meeting of all of the unit owners, which shall be duly called by the secretary of the Council within 10 days after the receipt by the secretary of the written request

from the unit owners of the affected building. In the event the building is not reconstructed or repaired, the unit owners of such building (and their mortgagees) shall be entitled to receive their proportionate share of the insurance proceeds payable as a result of such destruction, and the Board of Directors shall cause the Master Deed to be amended to revise the allocation of the common elements amount the units located in the remaining buildings according to the proportion which the floor area of each such unit bears, respectively, to the sum of the floor area for all of remaining units.

(3) Certificate

The insurance trustee may rely upon a certificate of the Council made by its president and secretary to determine whether or not the damage or destroyed property is to be reconstructed to repaired.

(B) Manner of reconstruction

The original plans for the condominium project shall be the property of the Council and shall be kept by the Board of Directors in a fire-proof safe or safe deposit box. Any reconstruction or repair must be substantially in accordance with the original plans, or, if not, then according to plans and specifications approved by the Board of Directors and, if the damaged property is all or part of any building, by all mortgagees of units in the damaged or destroyed building(s), and by all of the unit owners of units in that building.

(C) Responsibility

If the damage is only to those parts of a unit for which the responsibility of maintenance and repair is that of the unit owner, then the unit owner shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Council.

(D) Estimate of costs

Immediately after a determination is made to rebuild or repair damage to property for which the Council has the responsibility of reconstruction and repair, the Council shall obtain reliable and detailed estimates of the cost to rebuild or repair.

(E) Assessments

If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Council, or if, at any time during reconstruction and repair, or upon completion of reconstruction and repair, the proceeds are determined to be insufficient, assessments shall be made against the unit owners in amounts sufficient to provide funds for the payment of such costs. Such assessments against unit owners for damage to units shall be in proportion to the cost of reconstruction and repair of their respective units. Such assessments on account of damage to common elements shall be in proportion to the share in the common elements appurtenant to the unit owned by such unit owner as set forth in Exhibit B to this Master Deed.

(F) Construction funds

The funds for payment of costs of reconstruction and repair after casualty, which shall consist of proceeds of insurance held by the insurance trustee and funds collected by the Council from assessments against unit owners, shall be disbursed in payment of such costs in the following manner:

(1) Council

If the total of assessments made by the Council in order to provide funds for payments of costs of reconstruction and repair that is the responsibility of the Council is more than \$10,000.00, then the sums paid upon such assessments shall be deposited by the Council with the insurance trustee. In all other cases the Council shall hold the sums paid upon such assessments and disburse them in payment of the costs of reconstruction and repair.

(2) Insurance trustee; construction fund

The proceeds of insurance collected on account of a casualty, and the sums deposited with the insurance trustee by the Council from the collections of assessments against unit owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner and order:

(a) Council--lesser damage

If the amount of the estimated cost of the reconstruction and repair that is the responsibility of the Council is less than \$10,000.00, then the construction fund shall be disbursed in payment of such costs upon the order of the Council; provided, however, that, upon request to the insurance trustee by a mortgagee that is a beneficiary of an insurance policy the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner provided for the reconstruction and repair of major damage.

(b) Council--major damage

If the amount of the estimated costs of reconstruction and repair that is the responsibility of the Council is more the \$10,000.00, then the construction fund shall be disbursed in payment of such costs in the manner required by the Board of Directors and upon approval of an architect licensed to practice in Kentucky and employed by the Council to supervise the work.

(c) Unit owner

The portion of insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with a unit owner shall be paid by the insurance trustee to the unit owner, or if there is a mortgagee endorsement as to the unit, then to the unit owner and the mortgagee, jointly, who may use such proceeds as they determine.

(d) Surplus

It shall be presumed that the first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds. If there is a balance in a construction fund after payment of all costs of the reconstruction and repair for which the fund is established, such balance shall be distributed to the beneficial owners of the fund in the manner elsewhere stated; provided, however, that the part of the distribution to a beneficial owner that represents assessments paid by such owner into the construction fund shall not be made payable to any mortgagee.

(e) Certificate

Any provisions of this Master Deed to the contrary notwithstanding, the insurance trustee shall not be required to determine whether or not sums paid by the unit owners upon assessments shall be deposited by the Council with the insurance trustee, nor to determine whether the disbursements from the construction fund are to be upon the order of the Council or upon approval of an architect or otherwise, nor whether a disbursement is to be made from the construction fund, nor to determine the payee nor the amount paid. Instead, the insurance trustee may rely upon a certificate of the Council made by its president and secretary as to any and all of such matters and stating that the sums to be paid are due and properly payable and stating the name of the payee and the amount to be paid; provided that when a mortgagee is required in this instrument to be named as payee, the insurance trustee shall also name the mortgagee as a payee of any distribution of insurance proceeds to a unit owner; and further provided that when the Council, or a mortgagee that is the beneficiary of an insurance policy whose proceeds are included in the construction fund, so requires, the approval of an architect named by the Council shall be first obtained by the Council upon disbursements in payment of costs of reconstruction and repair.

(G) Eminent domain

Appropriation, taking, injury to or destruction of, or condemnation by eminent domain be federal, state, or local government or any instrumentality thereof of any portion of the condominium project, respectively, shall be considered to be included in the terms "damage and destruction" for purposes of this Article, and the decision whether or not to restore, insofar as is possible, any building of which two-thirds or more is taken, and the proceeds of the eminent domain taking, respectively, shall be treated in the same manner as is provided in this Master Deed upon the occurrence of damage and destruction to the condominium project. The Board of Directors shall give to all holders of first mortgages on units prompt notice of any eminent domain proceedings, and the distribution of the proceeds of any eminent domain proceeding shall be subject to the provisions of Article VIII(F) with respect to the rights of the holders of mortgages on units.

ARTICLE X**Sale and Mortgaging of Units**

(A) Right to sell units

The unit owner of each unit shall have the right to sell such unit and the common elements appurtenant thereto, subject to all of the provisions of the condominium documents.

(B) Grantee to be liable with grantor for unpaid common charges

In any conveyance of a unit either by voluntary instrument, operation of law, or judicial proceedings in accordance with this Master Deed or Bylaws, the grantee of the unit shall be jointly and severally liable with the former unit owner for any unpaid common charges against the latter assessed and due up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the former unit owner the amounts paid by the grantee therefor. "Grantee" as used in this section shall not include either the holder of an institutional mortgage of record or a purchaser of a unit at a foreclosure sale of an institutional mortgage.

ARTICLE XI**Obligations of Unit Owners and Remedies upon Default**

(A) All unit owner and tenants subject to condominium documents which run with the land

All present or future unit owners, tenants, occupants, or any other person that might use the condominium project in any manner are subject to the terms and provisions of the condominium documents, as they may be amended from time to time, and the decisions of the Council acting through the Board of Directors acting, in turn, through its resolutions, the officers of the Council, and the managing agent. The acceptance of a deed or conveyance or entering into of a lease, or the entering into occupancy of any unit shall signify that the provisions of the condominium documents, and the decisions of the Board of Directors are accepted and ratified by such unit owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such units, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease of the unit.

(B) Remedies upon default

Failure of a unit owner (or other person subject to the condominium documents) to comply with the provisions of the condominium documents shall entitle the Council (and the Declarant, in the proper case) to the following remedies provided by the Horizontal Property Law and by any other provisions of the condominium documents:

(1) The right to enter any unit or any portion of the condominium project upon which, or as to which, such violation or breach exists which requires emergency attention or emergency repairs, and on an emergency basis to abate and remove, at the expense of the defaulting unit owner, any structure or thing or condition that may exist in violation of the condominium documents; and the Council, or its employees or agents, shall not thereby be deemed guilty of trespass.

(2) The right to enjoin, abate, or remedy by appropriate legal proceedings, at law or equity, the continuance of any breach; and, pursuant to the appropriate court action, the right, if any unit owner or any occupant of his unit shall continue to be in violation of the aforesaid documents and rules and regulations for 30 days after notice in writing from the Council, to issue to the defaulting unit owner a 10-day notice in writing to terminate the rights of said unit owner to

continue as a unit owner and to continue to occupy, use, or control his unit and to file a suit in equity against the defaulting unit owner for a mandatory injunction against the unit owner or occupants or, in the alternative, a decree declaring the termination of the defaulting unit owner's right to occupy, use, or control the unit and ordering that the unit shall be sold at a judicial sale upon such notice and terms as the court shall establish, except that the defaulting unit owner shall not be entitled to reacquire the unit at such sale or by virtue of right of redemption.

(C) Cost and attorney fees

In any proceeding arising because of an alleged failure of a unit owner or the Council to comply with the terms of the condominium documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney fees as may be awarded by the court.

(D) No waiver of rights

The failure of the Council or any unit owner to enforce any covenant, restriction, or other provision of the Horizontal Property Law or the condominium documents shall not constitute a waiver of the right to do so thereafter.

(E) Rights are cumulative

All rights, remedies, and privileges granted to the Council, Declarant, the Board of Directors, its designated agent(s), or a unit owner, pursuant to any terms, provisions, covenants, or conditions of the condominium documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies, or privileges as may be granted to such party hereunder, under the other condominium documents, or at law or in equity.

ARTICLE XIII Future Development and Withdrawal

The Sanctuary, as initially built, consists of two (2) units in one (1) building previously constructed, and may consist of additional units contained in additional buildings which may be constructed. These buildings and the units therein 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 (not to exceed a total of Sixty-One (61) units or Fifty-Nine (59) additional units) 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, an 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 rights to determine the location of all future units, common elements, and limited common elements; it being provided, however, that all future development of the condominium project shall be restricted to the property and the condominium project shall not be expanded to include any other property.

Each unit owner by acceptance of a deed to a unit further acknowledges, consents, and agrees to this Master Deed and to each such amendment that is recorded, as follows:

(A) The portion of the additional common elements and any additional limited common elements described in each such amendment shall be governed in all respects by the provisions of this Master Deed.

(B) The percentage of ownership in the common elements appurtenant to each unit shall automatically be shifted and reallocated to the extent set forth in each such recorded amendment and upon recordation thereof the amount by which such percentage appurtenant to a unit is adjusted as set forth therein shall thereby be and be deemed to be reallocated from or to such unit owner and reconveyed and reallocated among the other unit owners as set forth in such recorded amendment.

(C) Each deed, mortgage, or other instrument affecting a unit shall be deemed given subject to the conditional limitation that the percentage of ownership in the common elements appurtenant to each unit shall, upon the recording of each amendment, be adjusted in proportion to the revised percentage set forth in such amendment and vested among all the other owners, mortgagees, and others owning an interest in the other units in accordance with the terms and percentages of each such recorded amendment.

(D) A right of revocation is hereby reserved by the grantor in each such deed, mortgage, or other instrument of a unit to so amend and reallocate the percentage of ownership in the common elements appurtenant to each unit.

(E) The percentage of ownership in the common elements appurtenant to each unit shall include and be deemed to include any additional common elements made a part of the condominium project by a recorded amendment, and each deed, mortgage, or other instrument affecting a unit shall be deemed to include such additional common elements and the ownership of any such unit and lien of any such mortgage shall automatically include and attach to such additional common elements as such amendments are recorded.

(F) Each unit owner shall have a perpetual easement, appurtenant to his unit, for the use of any additional common elements annexed thereto by and described in any recorded amendment

for the purposes therein set forth, except as to any portion the use of which is limited by exclusive easements granted to the owners of specific units as may be provided in any such amendment.

(G) The recording of each such amendment shall not alter the amount of the lien for expenses assessed to a unit prior to the date of such amendment.

(H) Each unit owner by acceptance of the deed conveying his unit agrees for himself and all those claiming under him, including mortgagees, that the Master Deed and each Amendment is and shall be deemed to be in accordance with the Horizontal Property Law and, for purposes of the Master Deed and Horizontal Property Law, any changes in the respective percentages of ownership in the common elements as set forth in each Amendment shall be deemed to be made by agreement of all unit owners and mortgagees.

(I) Declarant reserves the unilateral right to amend the Master Deed for the purpose of shifting and reallocating the percentages of ownership in the common elements in the manner provided by this article and any applicable law. If requested by Declarant, each unit owner agrees to execute and deliver such documents necessary or desirable to cause the provisions of this Article to comply with the Horizontal Property Law as it may be amended from time to time.

(J) Additional units shall be substantially completed prior to being subjected to the regime and shall be consistent with other units in terms of quality of construction.

(K) The provisions of the Master Deed and in deeds and mortgages of the units and common elements may contain clauses intended to confirm the right to shift the common elements. None of said provisions shall invalidate the other, but each shall be deemed supplementary to the other toward the end that a valid shifting of the common elements can be accomplished.

No future Board of Directors acting for and on behalf of the Council shall amend the Master Deed or adopt or amend any Bylaws which would hinder, obstruct, or jeopardize Declarant's interest in the present or future development of the condominium project.

ARTICLE XIV Amendment to Declaration

This Master Deed may be modified, altered amended, or added to by Declarant pursuant to an instrument recorded by Declarant in the Office of the County Clerk of Jefferson County, Kentucky, subject to and in accordance with Section VI(F), or by an instrument signed by each unit owner of record (and by Declarant, if the consent of Declarant to such amendment is required under the terms of the condominium documents), or by a vote of greater than 50% in interest in the common elements at any duly called meeting of unit owners provided that:

(A) A notice of the meeting containing a full statement of the proposed modification, alteration, amendment, or addition has been sent to all unit owners as listed on the books and records of the Council and to all mortgagees of units who have requested same; and

(B) The Board of Directors (and Declarant, if the consent of Declarant is required by the provisions of the condominium documents) approves the change; and

(C) An instrument evidencing the change and signed by the president or any vice president of the Council is duly recorded in the Office of the Jefferson County Clerk. Such instruments need not contain the written consent of any unit owners but shall contain the verified statement and certification of the secretary or other officer of the council not otherwise signing the instrument that the requirements of this subsection (C) above have been satisfied.

ARTICLE XV

General

(A) Severability

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder of this Master Deed, and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

(B) Waiver

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

(C) Captions

The captions herein are inserted only as a matter of convenience, and in no way define, limit, or describe the scope of this Master Deed nor the intent of any provision hereof.

(D) Gender

The use of the masculine gender in this Master Deed shall be deemed to refer to the feminine gender whenever the context so requires.

IN WITNESS WHEREOF, the Declarant has caused this Master Deed to be executed actually on the date indicated in the notarial certificate affixed hereto but effective September 27, 2001.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

Signature

By:

Title:

J. ROBERT WESTERMAN

PRES - MEMBER

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

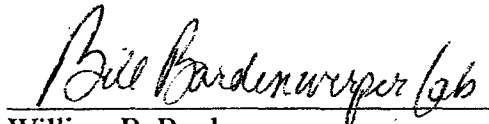
I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 27th day of September, 2001, J. Robert Westerman, Member/Manager of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that he executed and delivered the foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 3-13-02



Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

Legal Description of Land

BEING a tract of land located on the Northwestern side of Watterson Trail (a.k.a. Kentucky Highway No. 1819), the Northeast corner of which is located 1788 feet \pm West of the Westerly right-of-way line of Blankenbaker Parkway, Middletown, Jefferson County, Kentucky, and being more particularly described as follows: **BEGINNING** at a set mag nail in the centerline of said Watterson Trail extended and the Northwest corner of a tract of land conveyed to Southeast Christian Church of Jefferson County, Kentucky, Inc., of record in Deed Book 7168, Page 325, in the Office of the Clerk of Jefferson County, Kentucky; thence with the Northwestern line of the aforesaid tract of land and the as-built centerline of said Watterson Trail, South $21^{\circ}12'13''$ West, 1282.00 feet to a set mag nail in the as-built centerline of said Watterson Trail; thence along the Northeasterly line of a tract of land conveyed to Jacqueline D. Wahl, of record in Deed Book 6657, Page 764, in the Office of the Clerk aforesaid, North $68^{\circ}49'43''$ West, passing a 4 inch by 8 inch stone with cross cut at 20.65 feet, 602.83 feet in all to a corner fence post that bears North $26^{\circ}41'04''$ East, 468.05 feet from a found 5 inch by 8 inch stone; thence along the Southeasterly line of a tract of land conveyed to Noble Lillard and Lillie M. Lillard of record in Deed Book 3749, Page 82, in said office, North $26^{\circ}41'04''$ East, passing a set reference $\frac{1}{2}$ " rebar with Cap No. 3259 at 898.93 feet, 918.93 feet in all to the center of a creek; thence along a Southern line of the aforesaid Lillard tract, South $82^{\circ}50'00''$ East, 164.54 feet to a set $\frac{1}{2}$ inch rebar with Cap No. 3259 which bears North $71^{\circ}02'25''$ East, 2.11 feet from a found $\frac{1}{2}$ inch rebar; thence along the aforesaid Southerly line of said Lillard tract, North $67^{\circ}40'00''$ East, 462.00 feet to a found 2 inch pipe; thence along said Southerly line of the Lillard tract, North $86^{\circ}25'00''$ East 22.60 feet to the point of beginning. Said legal description is based on a boundary survey by John M. Thomas, PLS No. 3259 and Mindel, Scott & Associates, Inc., Job No. 1663, dated February 20, 2000. Said tract of land containing 588,468 square feet or 13.51 acres.

BEING the same property conveyed to Sanctuary Condominiums, LLC, a Kentucky limited liability company by Deed of Consolidation dated June 2, 2000 of record in Deed Book 7459, Page 144, in the Office of the Clerk of Jefferson County, Kentucky.

EXHIBIT A

DB 07736 PG 0238

THE SANCTUARY CONDOMINIUMS

Exhibit B

Percentage in Interest of Each Unit in Common Elements

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
4	10412	2445.00	50.44%
4	10414	2402.00	49.56%
		4847.00	100.00%

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 84 PAGE 344
FILE NO. 1390

Document No.: DN2001163913
Lodged By: bardenwerper & lobb
Recorded On: 09/28/2001 01:06:22
Total Fees: 62.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: DONREI

END OF DOCUMENT

**FIRST AMENDMENT TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS**

This First Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add eight (8) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001, filed simultaneously with the recording of this amendment, and recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34, and

35, 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 XII herein, there shall be Sixty-One (61) units within the condominium project. Ten (10) 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 XII of the Master Deed shall be amended to reflect that the The Sanctuary Condominiums as built now consists of Ten (10) 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-one (51) additional units).
4. Pursuant to Article XII 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 The Sanctuary to be executed on this 28th day of October, 2001.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

Debbie Waddle, V.P.
Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

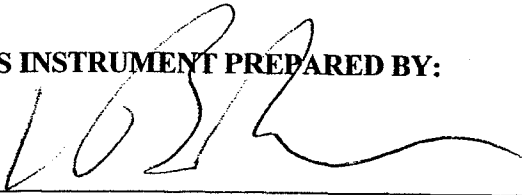
I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 28th day of October, 2001, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 3-13-02

Richard W. Backhaus
Notary Public, State at Large, Kentucky

DB07751PG0932

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

AHB/WBB-Westerman/Sanctuary-1stAmendMTD.doc
Rev. 10/22/2001 at 11:51 AM

DB07751PG0933

THE SANCTUARY CONDOMINIUMS

Revised Exhibit B

Percentage in Interest of Each Unit in Common Elements

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
3	10408	2,360	8.34%
3	10410	2,401	8.49%
4	10412	2,445	8.64%
4	10414	2,402	8.49%
5	10416	4,777	16.89%
5	10418	4,771	16.87%
22	10539	2,348	8.30%
22	10541	2,292	8.10%
23	10543	2,350	8.31%
23	10545	2,143	7.58%
		28,289	100.00%

CONDOMINIUM

OR

APT. OWNERSHIP

BOOK _____ PAGE _____

FILE NO. _____

Document No.: DN2001179352

Lodged By: BARDENMERPER & LOBB 6579

Recorded On: 10/24/2001 10:35:44

Total Fees: 14.00

Transfer Tax: .00

County Clerk: Bobbie Holsclaw-JEFF CO KY

Deputy Clerk: YOLL062

END OF DOCUMENT

SECOND AMENDMENT
TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Second Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel,

Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, and as further amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, filed simultaneously with the recording of this amendment, and recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5,

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 XII herein, there shall be Sixty-One (61) units within the condominium project. Fourteen (14) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Fourteen (14) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Forty-Seven (47) additional units).
4. Pursuant to Article XII 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 Second Amendment to the Master Deed of The Sanctuary to be executed on this 28th day of January, 2002.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

Debbie Waddle V.P.
Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

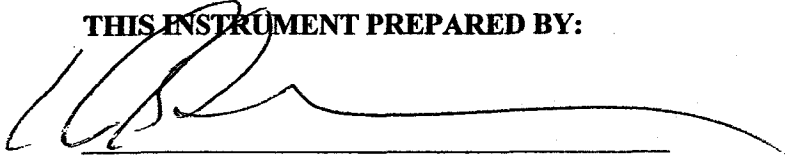
I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 28th day of January, 2002, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 3-13-02



Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

AHB/WBB-Westerman/Sanctuary-2ndAmendMTD.doc
Rev. 1/28/2002 at 2:23 PM

DB07811PG0829

THE SANCTUARY CONDOMINIUMS

Revised Exhibit B

Percentage in Interest of Each Unit in Common Elements

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
2	10404	2,455	5.85%
2	10406	2,622	6.25%
3	10408	2,360	5.63%
3	10410	2,401	5.72%
4	10412	2,445	5.83%
4	10414	2,402	5.73%
5	10416	4,777	11.39%
5	10418	4,771	11.37%
7	10424	4,394	10.47%
7	10426	4,195	10.00%
22	10539	2,348	5.60%
22	10541	2,292	5.46%
23	10543	2,350	5.60%
23	10545	2,143	5.11%
		41,955	100.00%

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 86 PAGE 1-5
FILE NO. 1433

Document No.: DN2002021132
Lodged By: BARBERMERPER
Recorded On: 01/30/2002 12:53:06
Total Fees: 14.00
Transfer Tax: .00
County Clerk: Bobbie Holscow-JEFF CO KY
Deputy Clerk: SHETUC

END OF DOCUMENT

THIRD AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Third Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; and as further amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated June 6, 2002, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid.

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

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

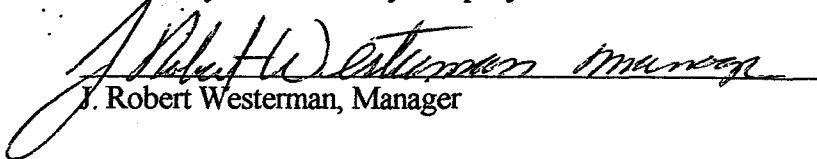
Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Sixteen (16) of these units have been built, and for purposes of identification, each unit has been assigned a number as indicated on Exhibit B attached hereto and made a part hereof. 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Sixteen (16) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Forty-Five (45) additional units).

4. Pursuant to Article XII 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 Third Amendment to the Master Deed of The Sanctuary to be executed on this 13th day of June, 2002.


SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


J. Robert Westerman, Manager

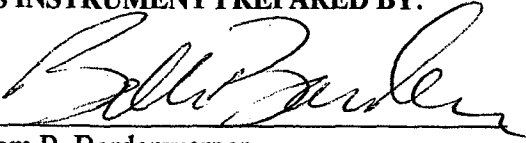
STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 13th day of June, 2002, J. Robert Westerman, Manager of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that he executed and delivered the foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 11/19/2005


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

Alice/Sanctuary-3rdAmendMTD
Rev. 6/11/2002 at 1:40 PM

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
2	10404	2,455	5.18%
2	10406	2,622	5.53%
3	10408	2,360	4.98%
3	10410	2,401	5.07%
4	10412	2,445	5.16%
4	10414	2,402	5.07%
5	10416	4,777	10.08%
5	10418	4,771	10.07%
7	10424	4,394	9.28%
7	10426	4,195	8.86%
22	10539	2,348	4.96%
22	10541	2,292	4.84%
23	10543	2,350	4.96%
23	10545	2,143	4.52%
29	10437	2,471	5.22%
29	10439	2,948	6.22%
		47,374	100.00%

CONDOMINIUM
 OR
 APT. OWNERSHIP
 BOOK 88 PAGE 15-16
 FILE NO. 1475

END OF DOCUMENT

Document No.: DN2002112097
 Lodged By: BARDENWERPER & LOBB
 Recorded On: 06/17/2002 03:40:29
 Total Fees: 14.00
 Transfer Tax: .00
 County Clerk: Bobbie Holsclaw-JEFF CO KY
 Deputy Clerk: EVENAY

**FOURTH AMENDMENT TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS**

This Fourth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; and as further amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; and as further amended by plans and specifications for the condominium

project dated September 23, 2002, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid.

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

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

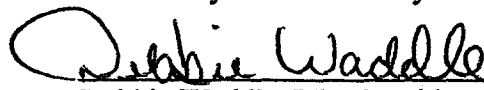
Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Eighteen (18) of these units have been built, and for purposes of identification, each unit has been assigned a number as indicated on Exhibit B attached hereto and made a part hereof. 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Eighteen (18) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Forty-Three (43) additional units).

4. Pursuant to Article XII 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 The Sanctuary to be executed on this 24th day of September, 2002.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

24th I, a Notary public in and for the State and County aforesaid, do hereby certify that on this day of September, 2002, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 3-13-02


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

William B. Bardenwerper /ob

William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

AHB/WBB-Westerman/Sanctuary-4thAmendMTD.doc
Rev. September 24, 2002 11:28 AM

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	2565	4.90%
1	10402	2457	4.69%
2	10404	2,455	4.69%
2	10406	2,622	5.00%
3	10408	2,360	4.50%
3	10410	2,401	4.58%
4	10412	2,445	4.67%
4	10414	2,402	4.58%
5	10416	4,777	9.12%
5	10418	4,771	9.11%
7	10424	4,394	8.39%
7	10426	4,195	8.01%
22	10539	2,348	4.48%
22	10541	2,292	4.37%
23	10543	2,350	4.49%
23	10545	2,143	4.09%
29	10437	2,471	4.72%
29	10439	2,948	5.63%
		52,396	100.00%

Document No.: DN2002177236
 Lodged By: BARDENWERPER
 Recorded On: 09/25/2002 11:32:38
 Total Fees: 14.00
 Transfer Tax: .00
 County Clerk: Bobbie Holsclaw-JEFF CO KY
 Deputy Clerk: EVENAY

END OF DOCUMENT

**FIFTH AMENDMENT TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS**

This Fifth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; and as further amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90,

Pages 19 and 20, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated September 30, 2002, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, 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 XII herein, there shall be Sixty-One (61) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums 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 Forty-One (41) additional units).

4. Pursuant to Article XII 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 Fifth Amendment to the Master Deed of The Sanctuary to be executed on this 3 day of October, 2002.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

Debbie Waddle V.P.
Debbie Waddle, Vice President

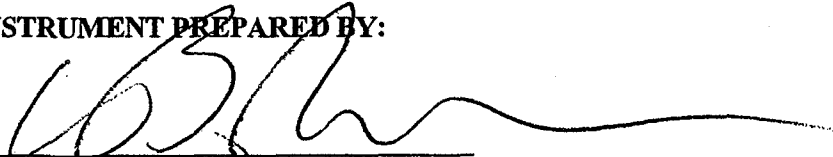
STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 3 day of October, 2002, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 11/2003

Brenda Dixon
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

AHB/WBB-Westerman/Sanctuary-5thAmendMTD
Rev. October 2, 2002 10:46 PM

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
1	10400	2565	4.49%
1	10402	2457	4.30%
2	10404	2,455	4.29%
2	10406	2,622	4.59%
3	10408	2,360	4.13%
3	10410	2,401	4.20%
4	10412	2,445	4.28%
4	10414	2,402	4.20%
5	10416	4,777	8.36%
5	10418	4,771	8.34%
7	10424	4,394	7.69%
7	10426	4,195	7.34%
22	10539	2,348	4.11%
22 /	10541	2,292	4.01%
23	10543	2,350	4.11%
23	10545	2,143	3.75%
29	10437	2,471	4.32%
29	10439	2,948	5.16%
30	10501	2,334	4.08%
30	10503	2,444	4.27%
		57,174	100.00%

Document No.: DN2002186448
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 Transfer fax: .00
 County Clerk: Hobbie Holsclaw-JEFF CO KY
 Deputy Clerk: YOLLUG2

END OF DOCUMENT

CONDOMINIUM
 OR
 APT. OWNERSHIP
 BOOK 90 PAGE 50-51
 FILE NO. 1530

SIXTH AMENDMENT
TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Sixth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; and as further amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project

dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated November 21, 2002, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid.

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

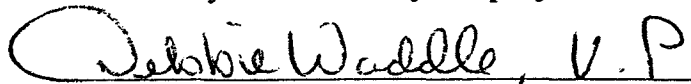
(A) Number, location, designation, and plans for units

Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Twenty-Two (22) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Twenty-Two (22) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Thirty-nine (39) additional units).
4. Pursuant to Article XII 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 Sixth Amendment to the Master Deed of The Sanctuary to be executed on this 25th day of November, 2002.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President

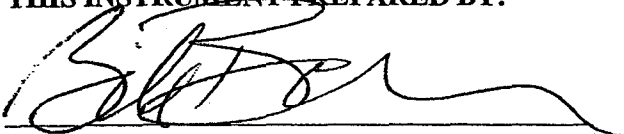
STATE OF KENTUCKY)
)
 COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 25th day of November, 2002, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: Nov. 18, 2003


 Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
 8311 Shelbyville Road
 Louisville, Kentucky 40222
 (502) 426-6688

00 08010PG0924

THE SANCTUARY CONDOMINIUMS

Revised Exhibit B

Percentage in Interest of Each Unit in Common Elements

Building No.	Unit No.	Square Footage	Percentage
1	10400	2565	4.09%
1	10402	2457	3.92%
2	10404	2,455	3.92%
2	10406	2,622	4.18%
3	10408	2,360	3.76%
3	10410	2,401	3.83%
4	10412	2,445	3.90%
4	10414	2,402	3.83%
5	10416	4,777	7.62%
5	10418	4,771	7.61%
7	10424	4,394	7.01%
7	10426	4,195	6.69%
22	10539	2,348	3.74%
22	10541	2,292	3.66%
23	10543	2,350	3.75%
23	10545	2,143	3.42%
27	10429	2,458	3.92%
27	10431	3,066	4.89%
29	10437	2,471	3.94%
29	10439	2,948	4.70%
30	10501	2,334	3.72%
30	10503	2,444	3.90%
		62,698	100.00%

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 92 PAGE 6
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Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerks: YOLLOE

END OF DOCUMENT

SEVENTH AMENDMENT
TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Seventh Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; and as further amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed book 8010, Page 921, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project

dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated January 17, 2003, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book _____, Page _____, _____, and _____, in the Office aforesaid.

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

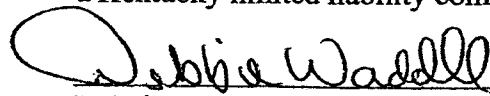
(A) Number, location, designation, and plans for units

Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Twenty-Four (24) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Twenty-Four (24) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Thirty-Seven (37) additional units).
4. Pursuant to Article XII 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 Seventh Amendment to the Master Deed of The Sanctuary to be executed on this 23rd day of January, 2003.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

 V.P.
Debbie Waddle, Vice President

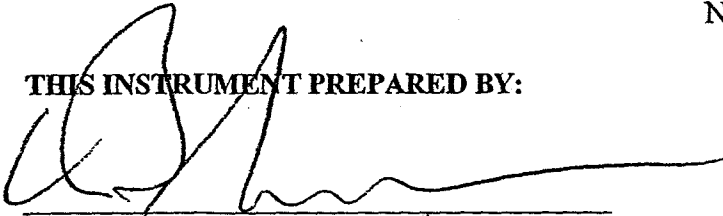
STATE OF KENTUCKY)
)
 COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 23rd day of January, 2003, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 8, 2006

Barbara G. Watkins
 Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
 8311 Shelbyville Road
 Louisville, Kentucky 40222
 (502) 426-6688

Alice/Sanctuary-7thAmendMTD.doc
 January 21, 2003 12:53 PM

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THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
1	10400	2,565	3.61%
1	10402	2,457	3.46%
2	10404	2,455	3.46%
2	10406	2,622	3.69%
3	10408	2,360	3.32%
3	10410	2,401	3.38%
4	10412	2,445	3.44%
4	10414	2,402	3.38%
5	10416	4,777	6.73%
5	10418	4,771	6.72%
7	10424	4,394	6.19%
7	10426	4,195	5.91%
8	10428	4,192	5.90%
8	10430	4,143	5.83%
22	10539	2,348	3.31%
22	10541	2,292	3.23%
23	10543	2,350	3.31%
23	10545	2,143	3.02%
27	10429	2,458	3.46%
27	10431	3,066	4.32%
29	10437	2,471	3.48%
29	10439	2,948	4.15%
30	10501	2,334	3.29%
30	10503	2,444	3.44%
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 Deputy Clerk: CARWAT

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EIGHTH AMENDMENT TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Eighth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; and as further amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment

Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated February 9, 2003, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33, and 34, in the Office aforesaid.

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

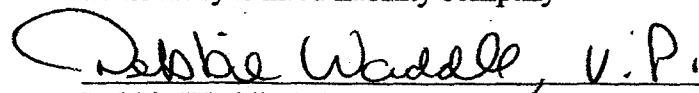
(A) Number, location, designation, and plans for units

Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Twenty-Eight (28) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Twenty-Eight (28) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Thirty-Three (33) additional units).
4. Pursuant to Article XII 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 Eighth Amendment to the Master Deed of The Sanctuary to be executed on this 10th day of February, 2003.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
 COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this _____ day of February, 2003, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: Aug. 8, 2006

Karen B. Nolton
 Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

William B. Bardenwerper
 William B. Bardenwerper
BARDENWERPER & LOBB, PLLC
 8311 Shelbyville Road
 Louisville, Kentucky 40222
 (502) 426-6688

Alice/Sanctuary-8thAmendMTD.doc
 2/10/03 2/10/03 1:08 PM

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	2,565	3.02%
1	10402	2,457	2.89%
2	10404	2,455	2.89%
2	10406	2,622	3.09%
3	10408	2,360	2.78%
3	10410	2,401	2.83%
4	10412	2,445	2.88%
4	10414	2,402	2.83%
5	10416	4,777	5.63%
5	10418	4,771	5.62%
7	10424	4,394	5.18%
7	10426	4,195	4.94%
8	10428	4,192	4.94%
8	10430	4,143	4.88%
12	10444	4,182	4.93%
12	10446	4,412	5.20%
20	10531	2,168	2.55%
20	10533	3,078	3.63%
22	10539	2,348	2.77%
22	10541	2,292	2.70%
23	10543	2,350	2.77%
23	10545	2,143	2.52%
27	10429	2,458	2.90%
27	10431	3,066	3.61%
29	10437	2,471	2.91%
29	10439	2,948	3.47%
30	10501	2,334	2.75%
30	10503	2,444	2.88%
		84,873	100.00%

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 Deputy Clerk: CARHAR

END OF DOCUMENT

**NINTH AMENDMENT TO MASTER DEED OF
THE SANCTUARY CONDOMINIUMS**

This Ninth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; and as further amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII of the Master Deed and to correct certain clerical errors contained in Exhibit B to the Master Deed, as amended;

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.

I. 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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the

Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated April 17, 2003, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2, and 3, 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 XII herein, there shall be Sixty-One (61) units within the condominium project. Thirty (30) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Thirty (30) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Thirty-One (31) additional units).
4. Pursuant to Article XII 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.
5. Declarant hereby makes certain adjustments in the percentages of ownership in the common elements in order to correct certain clerical errors in the information relating to previously recorded Units 10400, 10437, 10439 and 10503, which adjustments are as set forth on Revised Exhibit B to the Master Deed as attached to this Amendment.

IN WITNESS WHEREOF, the Declarant has caused this Ninth Amendment to the Master Deed of The Sanctuary to be executed on this 25th day of April, 2003.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

Debbie Waddle V.P.
Debbie Waddle, Vice President

STATE OF KENTUCKY)

COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 25th day of April, 2003, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 8, 2006

Barbara A. Watkins
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

William B. Bardenwerper
BARDENWERPER LAW FIRM, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

Alice/Sanctuary-9thAmendMTD.doc
4/25/2003 10:34 AM

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
1	10400	3,062	3.25%
1	10402	2,457	2.61%
2	10404	2,455	2.61%
2	10406	2,622	2.78%
3	10408	2,360	2.51%
3	10410	2,401	2.55%
4	10412	2,445	2.60%
4	10414	2,402	2.55%
5	10416	4,777	5.07%
5	10418	4,771	5.07%
6	10420	4,172	4.43%
6	10422	4,144	4.40%
7	10424	4,394	4.67%
7	10426	4,195	4.45%
8	10428	4,192	4.45%
8	10430	4,143	4.40%
12	10444	4,182	4.44%
12	10446	4,412	4.68%
20	10531	2,168	2.30%
20	10533	3,078	3.27%
22	10539	2,348	2.49%
22	10541	2,292	2.43%
23	10543	2,350	2.50%
23	10545	2,143	2.28%
27	10429	2,458	2.61%
27	10431	3,066	3.26%
29	10437	2,948	3.13%
29	10439	2,471	2.62%
30	10501	2,334	2.48%
30	10503	2,939	3.12%
		94,181	100.00%

Recorded in Plat Book

No. 93 Page 1-3
 Part No. 1616

Document No.: DN2003094302
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 Deputy Clerk: TERNIG

END OF DOCUMENT

TENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Tenth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII of the Master Deed and to correct certain clerical errors contained in Exhibit B to the Master Deed, as amended;

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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of

the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, filed simultaneously with the recording of this Amendment, and recorded in Condominium and Apartment Ownership Book _____, Pages _____, _____, and _____, in the Office aforesaid

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

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

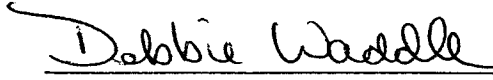
Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Thirty-Four (34) of these units have been built, and for purposes of identification, each unit has been assigned a number as indicated on Exhibit B attached hereto and made a part hereof. 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Thirty-Four (34) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Twenty-Seven (27) additional units).
4. Pursuant to Article XII 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 Tenth Amendment to the Master Deed of The Sanctuary to be executed on this 3rd day of August, 2003.

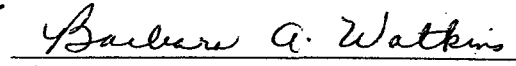
SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 3rd day of August, 2003, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 8, 2006


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



William B. Bardenwerper
BARDENWERPER LAW FIRM, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
1	10400	3,062	2.93%
1	10402	2,457	2.35%
2	10404	2,455	2.35%
2	10406	2,622	2.51%
3	10408	2,360	2.26%
3	10410	2,401	2.30%
4	10412	2,445	2.34%
4	10414	2,402	2.30%
5	10416	4,777	4.57%
5	10418	4,771	4.57%
6	10420	4,172	3.99%
6	10422	4,144	3.97%
7	10424	4,394	4.21%
7	10426	4,195	4.02%
8	10428	4,192	4.01%
8	10430	4,143	3.97%
12	10444	4,182	4.00%
12	10446	4,412	4.22%
17	10519	2,335	2.24%
17	10521	2,419	2.32%
20	10531	2,168	2.08%
20	10533	3,078	2.95%
22	10539	2,348	2.25%
22	10541	2,292	2.19%
23	10543	2,350	2.25%
23	10545	2,143	2.05%
24	10407	2,419	2.32%
24	10409	3,098	2.97%
27	10429	2,458	2.35%
27	10431	3,066	2.94%
29	10437	2,948	2.82%
29	10439	2,471	2.37%
30	10501	2,334	2.23%
30	10503	2,939	2.81%
		104,452	100.00%

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Recorded In Plat Book

No. _____ Page _____

Part No. _____

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 Deputy Clerk: CARHAR

ELEVENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Eleventh Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; as amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16, in the Office aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to extend Declarant's marketing interval as set forth in Article VI, Section (F) 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 VI, Section (F) shall be amended to reflect that Declarant's marketing interval shall be the interval from the date of recordation of the Master Deed until the earlier of such time as (1) Declarant or its designee(s) shall cease to own any units in the condominium

project, or (2) ten (10) years from the date of recording of the Master Deed, or (3) prior thereto, at the sole election of the Declarant.

IN WITNESS WHEREOF, the Declarant has caused this Eleventh Amendment to the Master Deed of The Sanctuary to be executed on this 27th day of October, 2003.

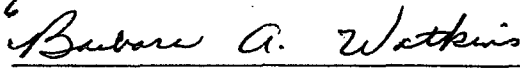
SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


J. Robert Westerman, President/Member

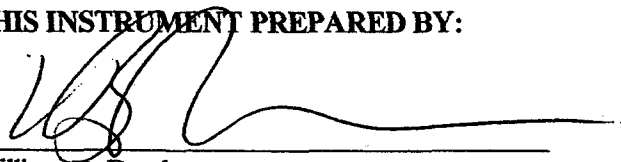
STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 27th day of October, 2003, J. Robert Westerman, President/Member of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that he executed and delivered the foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 8, 2006


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:


William B. Bardenwerper
BARDENWERPER & TALBOTT, PLLC
8311 Shelbyville Road
Louisville, Kentucky 40222
(502) 426-6688

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10/26/2003 1:46 PM

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Lodged By: BARDENWERPER
Recorded On: 11/07/2003 11:24:40
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Transfer Tax: .00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: CARHAR

TWELFTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

CLIENT
FILE
COPY

This Twelfth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated 11/7, 2003 of record in Deed Book ~~8235~~, Page 267 (the "Master Deed"); and

8246

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII of the Master Deed and to correct certain clerical errors contained in Exhibit B to the Master Deed, as amended;

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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, in the Office aforesaid

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

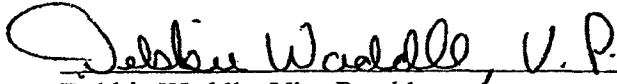
(A) Number, location, designation, and plans for units

Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Thirty-Eight (38) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Thirty-Eight (38) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Twenty-Three (23) additional units).
4. Pursuant to Article XII 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 Tenth Amendment to the Master Deed of The Sanctuary to be executed on this 28th day of January 2004.

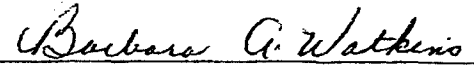
SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President


STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 28th day of January 2004, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 8, 2006


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:


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

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	2.66%
1	10402	2,457	2.14%
2	10404	2,455	2.13%
2	10406	2,622	2.28%
3	10408	2,360	2.05%
3	10410	2,401	2.09%
4	10412	2,445	2.12%
4	10414	2,402	2.09%
5	10416	4,777	4.15%
5	10418	4,771	4.15%
6	10420	4,172	3.63%
6	10422	4,144	3.60%
7	10424	4,394	3.82%
7	10426	4,195	3.65%
8	10428	4,192	3.64%
8	10430	4,143	3.60%
12	10444	4,182	3.63%
12	10446	4,412	3.83%
17	10519	2,335	2.03%
17	10521	2,419	2.10%
20	10531	2,168	1.88%
20	10533	3,078	2.67%
21	10535	3,113	2.71%
21	10537	2,429	2.11%
22	10539	2,348	2.04%
22	10541	2,292	1.99%
23	10543	2,350	2.04%
23	10545	2,143	1.86%
24	10407	2,419	2.10%
24	10409	3,098	2.69%
25	10421	2,578	2.24%
25	10423	2,495	2.17%
27	10429	2,458	2.14%
27	10431	3,066	2.66%
29	10437	2,948	2.56%
29	10439	2,471	2.15%
30	10501	2,334	2.03%
30	10503	2,939	2.55%
		115,067	100.00%

Recorded In Cardo
100 Page 76-78
 No. 1742
 Part No. 1742

Document No.: DN2004016010
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 Deputy Clerk: YOLLOGE

END OF DOCUMENT

THIRTEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Thirteenth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII of the Master Deed and to correct the common element percentages contained in Exhibit B to the Master Deed, as amended;

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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, 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 XII herein, there shall be Sixty-One (61) units within the condominium project. Forty-Two (42) 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, ^{pg 84-28860397} the applicable building, unit number designation, and dimensions of each unit.

3. Article XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Forty-Two (42) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Nineteen (19) additional units).
4. Pursuant to Article XII 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 Thirteenth Amendment to the Master Deed of The Sanctuary to be executed on this 9th day of June 2004.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

Debbie Waddle, V.P.
Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 9th day of June 2004, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 8, 2006

Barbara A. Watkins
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

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

Recorded in Condo Book
No. 102 Page 54-57
Part No. 1808

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	2.38%
1	10402	2,457	1.91%
2	10404	2,455	1.91%
2	10406	2,622	2.04%
3	10408	2,360	1.83%
3	10410	2,401	1.86%
4	10412	2,445	1.90%
4	10414	2,402	1.86%
5	10416	4,777	3.71%
5	10418	4,771	3.70%
6	10420	4,172	3.24%
6	10422	4,144	3.22%
7	10424	4,394	3.41%
7	10426	4,195	3.26%
8	10428	4,192	3.25%
8	10430	4,143	3.22%
11	10440	4,163	3.23%
11	10442	4,130	3.21%
12	10444	4,182	3.25%
12	10446	4,412	3.43%
17	10519	2,335	1.81%
17	10521	2,419	1.88%
20	10531	2,168	1.68%
20	10533	3,078	2.39%
21	10535	3,113	2.42%
21	10537	2,429	1.89%
22	10539	2,348	1.82%
22	10541	2,292	1.78%
23	10543	2,350	1.82%
23	10545	2,143	1.66%
24	10407	2,419	1.88%
24	10409	3,098	2.41%
25	10421	2,578	2.00%
25	10423	2,495	1.94%
26	10427	2,939	2.28%
26	10425	2,496	1.94%
27	10429	2,458	1.91%
27	10431	3,066	2.38%
29	10437	2,948	2.29%
29	10439	2,471	1.92%
30	10501	2,334	1.81%
30	10503	2,939	2.28%
		128,795	100.00%

END OF DOCUMENT

FOURTEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Fourteenth Amendment to Master Deed for The Sanctuary ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 in the office of the Clerk aforesaid; and as further amended by Thirteenth Amendment to Master Deed dated June 10, 2004, of record in Deed Book 8428, Page 395 in the office of the Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII of the Master Deed and to correct the common element percentages contained in Exhibit B to the Master Deed, as amended;

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 September, 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Court Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 recorded in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, and as further amended by plans and specifications for the condominium project dated October 11, 2004 and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 104, Pages 69, 70, 71, and 72, in the Office aforesaid

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

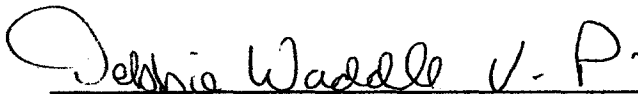
(A) Number, location, designation, and plans for units

Subject to the provisions of Article XII herein, there shall be Sixty-One (61) units within the condominium project. Forty-Six (46) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Forty-Six (46) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed Fifteen (15) additional units).
4. Pursuant to Article XII 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 Fourteenth Amendment to the Master Deed of The Sanctuary to be executed on this 12th day of October 2004.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President


STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 12 day of October 2004, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 11-17-2007


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:


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

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	2.15%
1	10402	2,457	1.72%
2	10404	2,455	1.72%
2	10406	2,622	1.84%
3	10408	2,360	1.66%
3	10410	2,401	1.69%
4	10412	2,445	1.72%
4	10414	2,402	1.69%
5	10416	4,777	3.35%
5	10418	4,771	3.35%
6	10420	4,172	2.93%
6	10422	4,144	2.91%
7	10424	4,394	3.08%
7	10426	4,195	2.94%
8	10428	4,192	2.94%
8	10430	4,143	2.91%
10	10436	4,152	2.91%
10	10438	4,133	2.90%
11	10440	4,163	2.92%
11	10442	4,130	2.90%
12	10444	4,182	2.94%
12	10446	4,412	3.10%
17	10519	2,335	1.64%
17	10521	2,419	1.70%
20	10531	2,168	1.52%
20	10533	3,078	2.16%
21	10535	3,113	2.19%
21	10537	2,429	1.71%
22	10539	2,348	1.65%
22	10541	2,292	1.61%
23	10543	2,350	1.65%
23	10545	2,143	1.50%
24	10407	2,419	1.70%
24	10409	3,098	2.17%
25	10421	2,578	1.81%
25	10423	2,495	1.75%
26	10427	2,939	2.06%
26	10425	2,496	1.75%
27	10429	2,458	1.73%
27	10431	3,066	2.15%
28	10433	2,960	2.08%
28	10435	2,416	1.70%
29	10437	2,948	2.07%
29	10439	2,471	1.73%

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

30	10501	2,334	1.64%
30	10503	2,939	2.06%
		142,456	100.00%

Recorded in Condo Book
No. 104 Page 69-72
Part No. 1882

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County Clerk: BOBBIE HOLSCAM-JEFF CO
Deputy Clerk: YOLLO32

END OF DOCUMENT

FIFTEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Fifteenth Amendment to Master Deed for The Sanctuary Condominiums ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 in the office of the Clerk aforesaid; and as further amended by Thirteenth Amendment to Master Deed dated June 10, 2004, of record in Deed Book 8428, Page 395 in the office of the Clerk aforesaid; and as further amended by Fourteenth Amendment to Master Deed dated October 12, 2004, of record in Deed Book 8503, Page 574 in the office of the Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add four (4) additional units to The Sanctuary Condominiums pursuant to Article XII of the Master Deed and to correct the common element percentages contained in Exhibit B to the Master Deed, as amended;

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

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 September 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 recorded in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, and as further amended by plans and specifications for the condominium project dated October 11, 2004 recorded in Condominium and Apartment Ownership Book 104, Pages 69, 70, 71 and 72, and as further amended by plans and specifications for the condominium project dated January 13, 2005 and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 106, Pages 61, 62, and 63, 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 XII herein, there shall be Sixty-One (61) units within the condominium project. Fifty (50) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Fifty (50) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed eleven (11) additional units).
4. Pursuant to Article XII 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 Fifteenth Amendment to the Master Deed of The Sanctuary to be executed on this 18th day of January 2005.

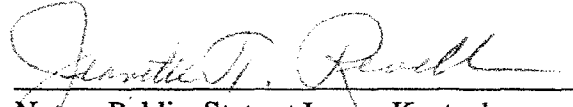
SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company


Debbie Waddle, Vice President

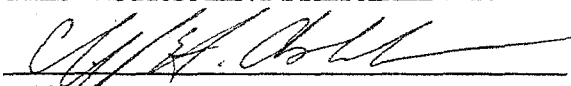
STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 18th day of January 2005, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 11/18/07


Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:


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

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	1.99%
1	10402	2,457	1.60%
2	10404	2,455	1.60%
2	10406	2,622	1.71%
3	10408	2,360	1.54%
3	10410	2,401	1.56%
4	10412	2,445	1.59%
4	10414	2,402	1.56%
5	10416	4,777	3.11%
5	10418	4,771	3.11%
6	10420	4,172	2.72%
6	10422	4,144	2.70%
7	10424	4,394	2.86%
7	10426	4,195	2.73%
8	10428	4,192	2.73%
8	10430	4,143	2.70%
10	10436	4,152	2.70%
10	10438	4,133	2.69%
11	10440	4,163	2.71%
11	10442	4,130	2.69%
12	10444	4,182	2.72%
12	10446	4,412	2.87%
17	10519	2,335	1.52%
17	10521	2,419	1.58%
18	10523	2,587	1.68%
18	10525	2,655	1.73%
19	10527	2,971	1.93%
19	10529	2,918	1.90%
20	10531	2,168	1.41%
20	10533	3,078	2.00%
21	10535	3,113	2.03%
21	10537	2,429	1.58%
22	10539	2,348	1.53%
22	10541	2,292	1.49%
23	10543	2,350	1.53%
23	10545	2,143	1.40%
24	10407	2,419	1.58%
24	10409	3,098	2.02%
25	10421	2,578	1.68%
25	10423	2,495	1.62%
26	10427	2,939	1.91%
26	10425	2,496	1.63%
27	10429	2,458	1.60%
27	10431	3,066	2.00%
28	10433	2,960	1.93%
28	10435	2,416	1.57%
29	10437	2,948	1.92%

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

29	10439	2,471	1.61%
30	10501	2,334	1.52%
30	10503	2,939	1.91%
		153,587	100.00%

Recorded in Condo BookNo. 106 Page 61-63Part No. 1956

Document No.: DN2005009499

Lodged By: bardenwerper

Recorded On: 01/19/2005 03:07:35

Total Fees: 16.00

Transfer Tax: .00

County Clerk: BOBBIE HOLSCAW-JEFF CO KY

Deputy Clerk: DONREI

SIXTEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Sixteenth Amendment to Master Deed for The Sanctuary Condominiums ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 in the office of the Clerk aforesaid; and as further amended by Thirteenth Amendment to Master Deed dated June 10, 2004, of record in Deed Book 8428, Page 395 in the office of the Clerk aforesaid; and as further amended by Fourteenth Amendment to Master Deed dated October 12, 2004, of record in Deed Book 8503, Page 574 in the office of the Clerk aforesaid; and as further amended by Fifteenth Amendment to Master Deed dated January 18, 2005, of record in Deed Book 8558, Page 505 in the office of the Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XII 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 September 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 recorded in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, and as further amended by plans and specifications for the condominium project dated October 11, 2004 recorded in Condominium and Apartment Ownership Book 104, Pages 69, 70, 71 and 72, and as further amended by plans and specifications for the condominium project dated January 13, 2005 recorded in Condominium and Apartment Ownership Book 106, Pages 61, 62, & 63 and as further amended by plans and specifications for the condominium project dated February 21, 2005 and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 107, Pages 35, 36, and 37, 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 XII herein, there shall be Sixty-One (61) units within the condominium project. Fifty-two (52) 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 XII of the Master Deed shall be amended to reflect that The Sanctuary Condominiums as built now consists of Fifty-two (52) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed nine (9) additional units).
4. Pursuant to Article XII 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 Sixteenth Amendment to the Master Deed of The Sanctuary to be executed on this 9th day of March, 2005.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

By: Debbie Waddle, V.P.
Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

9th I, a Notary public in and for the State and County aforesaid, do hereby certify that on this day of March 2005, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: Oct 22, 2008

Anna Mullins
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

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

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	1.89%
1	10402	2,457	1.52%
2	10404	2,455	1.52%
2	10406	2,622	1.62%
3	10408	2,360	1.46%
3	10410	2,401	1.48%
4	10412	2,445	1.51%
4	10414	2,402	1.48%
5	10416	4,777	2.95%
5	10418	4,771	2.95%
6	10420	4,172	2.58%
6	10422	4,144	2.56%
7	10424	4,394	2.71%
7	10426	4,195	2.59%
8	10428	4,192	2.59%
8	10430	4,143	2.56%
9	10432	4,214	2.60%
9	10434	4,178	2.58%
10	10436	4,152	2.56%
10	10438	4,133	2.55%
11	10440	4,163	2.57%
11	10442	4,130	2.55%
12	10444	4,182	2.58%
12	10446	4,412	2.72%
17	10519	2,335	1.44%
17	10521	2,419	1.49%
18	10523	2,587	1.60%
18	10525	2,655	1.64%
19	10527	2,971	1.83%
19	10529	2,918	1.80%
20	10531	2,168	1.34%
20	10533	3,078	1.90%
21	10535	3,113	1.92%
21	10537	2,429	1.50%
22	10539	2,348	1.45%
22	10541	2,292	1.41%
23	10543	2,350	1.45%
23	10545	2,143	1.32%
24	10407	2,419	1.49%
24	10409	3,098	1.91%
25	10421	2,578	1.59%
25	10423	2,495	1.54%
26	10427	2,939	1.81%
26	10425	2,496	1.54%
27	10429	2,458	1.52%
27	10431	3,066	1.89%
28	10433	2,960	1.83%

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

28	10435	2,416	1.49%
29	10437	2,948	1.82%
29	10439	2,471	1.53%
30	10501	2,334	1.44%
30	10503	2,939	1.81%
		161,979	100.00%

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 County Clerk: SIOBIE WOLSKLAJ-JEFF DO KY
 Deputy Clerk: LATOEL

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Recorded In Condo Book
 No. 107 Page 35-37
 Part No. 1980

SEVENTEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Seventeenth Amendment to Master Deed for The Sanctuary Condominiums ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 in the office of the Clerk aforesaid; and as further amended by Thirteenth Amendment to Master Deed dated June 10, 2004, of record in Deed Book 8428, Page 395 in the office of the Clerk aforesaid; and as further amended by Fourteenth Amendment to Master Deed dated October 12, 2004, of record in Deed Book 8503, Page 574 in the office of the Clerk aforesaid; and as further amended by Fifteenth Amendment to Master Deed dated January 18, 2005, of record in Deed Book 8558, Page 505 in the office of the Clerk aforesaid; and as further amended by Sixteenth Amendment to Master Deed dated March 9, 2005, of record in Deed Book 8585, Page 323 in the office of the Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add five (5) additional units to The Sanctuary Condominiums pursuant to Article XIII of the Master Deed;

WHEREAS, this Amendment is necessary and desirable to amend all previous Amendments where said Amendments refer to Article XII be amended to read Article XIII.

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 September 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 recorded in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, and as further amended by plans and specifications for the condominium project dated October 11, 2004 recorded

in Condominium and Apartment Ownership Book 104, Pages 69, 70, 71 and 72, and as further amended by plans and specifications for the condominium project dated January 13, 2005 recorded in Condominium and Apartment Ownership Book 106, Pages 61, 62, & 63, and as further amended by plans and specifications for the condominium project dated February 21, 2005 recorded in Condominium and Apartment Ownership Book 107, Pages 35, 36 and 37, and as further amended by plans and specifications for the condominium project dated February 10, 2006 and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 112, Pages 76 through 81, 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 (previously erroneously referred to as Article XII) herein, there shall be Sixty-One (61) units within the condominium project. Fifty-seven (57) 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 Sanctuary Condominiums as built now consists of Fifty-seven (57) units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed four (4) 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.
5. Pursuant to Article XIV of the Master Deed, Declarant hereby corrects all Amendments that referred to Article XII erroneously in the Master Deed to refer to Article XIII.

IN WITNESS WHEREOF, the Declarant has caused this Seventeenth Amendment to the Master Deed of The Sanctuary to be executed on this 16th day of February, 2006.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

By: Debbie Waddle V.P.
Debbie Waddle, Vice President

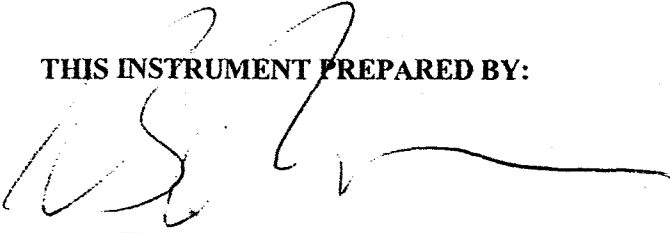
STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this ____ day of February, 2006, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: 8-8-06

Barbara A. Watkins
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



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

E: CLIENTFOLDER\Westerman\Sanctuary-17thAmendMTD 021306.doc
AJM Rev 2/16/2006 4:01 PM

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	1.69%
1	10402	2,457	1.35%
2	10404	2,455	1.35%
2	10406	2,622	1.45%
3	10408	2,360	1.30%
3	10410	2,401	1.32%
4	10412	2,445	1.35%
4	10414	2,402	1.32%
5	10416	4,777	2.63%
5	10418	4,771	2.63%
6	10420	4,172	2.30%
6	10422	4,144	2.29%
7	10424	4,394	2.42%
7	10426	4,195	2.31%
8	10428	4,192	2.31%
8	10430	4,143	2.28%
9	10432	4,214	2.32%
9	10434	4,178	2.30%
10	10436	4,152	2.29%
10	10438	4,133	2.28%
11	10440	4,163	2.30%
11	10442	4,130	2.28%
12	10444	4,182	2.31%
12	10446	4,412	2.43%
13	10500	4,184	2.31%
13	10502	4,218	2.33%
14	10504	4,207	2.32%
14	10506	4,251	2.34%
17	10519	2,335	1.29%
17	10521	2,419	1.33%
18	10523	2,587	1.43%
18	10525	2,655	1.46%
19	10527	2,971	1.64%
19	10529	2,918	1.61%
20	10531	2,168	1.20%
20	10533	3,078	1.70%
21	10535	3,113	1.72%
21	10537	2,429	1.34%
22	10539	2,348	1.29%
22	10541	2,292	1.26%
23	10543	2,350	1.30%
23	10545	2,143	1.18%
24	10407	2,419	1.33%
24	10409	3,098	1.71%
25	10421	2,578	1.42%
25	10423	2,495	1.38%
26	10427	2,939	1.62%

THE SANCTUARY CONDOMINIUMSRevised Exhibit B

Percentage in Interest of Each Unit in Common Elements

26	10425	2,496	1.38%
27	10429	2,458	1.36%
27	10431	3,066	1.69%
28	10433	2,960	1.63%
28	10435	2,416	1.33%
29	10437	2,948	1.63%
29	10439	2,471	1.36%
30	10501	2,334	1.29%
30	10503	2,939	1.62%
31	10505	2,493	1.37%
		181,332	100.00%

Document No.: DNE0806026201
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 Recorded On: 02/17/2006 11:14:05
 Total Fees: 13.00
 Transfer Tax: .00
 County Clerk: BONNIE HOLSCAM-JEFF CO KY
 Deputy Clerk: EVERAY

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Recorded in Condo Book
 No. 112 Page 76-8
 Part No. 2182

EIGHTEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Eighteenth Amendment to Master Deed for The Sanctuary Condominiums ("Amendment") is made at the direction of and caused to be recorded by SANCTUARY CONDOMINIUMS, LLC (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 in the office of the Clerk aforesaid; and as further amended by Thirteenth Amendment to Master Deed dated June 10, 2004, of record in Deed Book 8428, Page 395 in the office of the Clerk aforesaid; and as further amended by Fourteenth Amendment to Master Deed dated October 12, 2004, of record in Deed Book 8503, Page 574 in the office of the Clerk aforesaid; and as further amended by Fifteenth Amendment to Master Deed dated January 18, 2005, of record in Deed Book 8558, Page 505 in the office of the Clerk aforesaid; and as further amended by Sixteenth Amendment to Master Deed dated March 9, 2005, of record in Deed Book 8585, Page 323 in the office of the Clerk aforesaid; and as further amended by the Seventeenth Amendment to Master Deed dated February 16, 2006, of record in Deed Book 8783, Page 504 in the office of the Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units

to The Sanctuary Condominiums 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 September 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 recorded in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, and as further amended by plans and specifications for the condominium project dated October 11, 2004 recorded in Condominium and Apartment Ownership Book 104, Pages 69, 70, 71 and 72, and as

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

25	10423	2,495	1.31%
26	10427	2,939	1.55%
26	10425	2,496	1.31%
27	10429	2,458	1.29%
27	10431	3,066	1.61%
28	10433	2,960	1.56%
28	10435	2,416	1.27%
29	10437	2,948	1.55%
29	10439	2,471	1.30%
30	10501	2,334	1.23%
30	10503	2,939	1.55%
31	10505	2,493	1.31%
		190,164	100.00%

Document No.: DN2006123534
 Lodged By: BARDENWERPER LAW FIRM
 Recorded On: 08/02/2006 03:03:42
 Total Fees: 22.00
 Transfer Tax: .00
 County Clerk: BOBBIE HOLSCAW-JEFF CO KY
 Deputy Clerk: AMASHO

Recorded In Condo Book

No. 116 Page 7-9

Part No. 2283

NINETEENTH AMENDMENT TO
MASTER DEED OF
THE SANCTUARY CONDOMINIUMS

This Nineteenth Amendment to Master Deed for The Sanctuary Condominiums ("Amendment") is made at the direction of and caused to be recorded by **SANCTUARY CONDOMINIUMS, LLC** (hereinafter referred to as the "Declarant"), a Kentucky limited liability company, having an office at 10232 Shelbyville Road, Louisville, Kentucky 40223, as a supplement to the Master Deed establishing The Sanctuary Condominiums dated September 27, 2001.

WITNESSETH:

WHEREAS, Declarant has made and declared Master Deed Establishing The Sanctuary Condominiums dated September 27, 2001, which is recorded in Deed Book 7736, Page 206, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed dated October 23, 2001, of record in Deed Book 7751, Page 930, in the Office aforesaid; as amended by Second Amendment to Master Deed dated January 20, 2002, of record in Deed Book 7811, Page 826, in the Office aforesaid; as amended by Third Amendment to Master Deed dated June 13, 2002, of record in Deed Book 7901, Page 527, in the Office aforesaid; as amended by Fourth Amendment to Master Deed dated September 24, 2002, of record in Deed Book 7967, Page 622, in the Office aforesaid; as amended by Fifth Amendment to Master Deed dated October 3, 2002, of record in Deed Book 7976, Page 198, in the Office aforesaid; as amended by Sixth Amendment to Master Deed dated November 25, 2002, of record in Deed Book 8010, Page 921, in the Office aforesaid; as amended by Seventh Amendment to Master Deed dated January 23, 2003, of record in Deed Book 8055, Page 769, in the Office aforesaid; as amended by Eighth Amendment to Master Deed dated February 10, 2003, of record in Deed Book 8065, Page 608, in the Office aforesaid; and as further amended by Ninth Amendment to Master Deed dated April 25, 2003, of record in Deed Book 8128, Page 671, in the Office aforesaid; and as further amended by Tenth Amendment to Master Deed dated August 31, 2003, of record in Deed Book 8232, Page 16 in the office of the Clerk aforesaid; and as further amended by Eleventh Amendment to Master Deed dated November 7, 2003 of record in Deed Book 8296, Page 262 in the office of the Clerk aforesaid; and as further amended by the Twelfth Amendment to Master Deed dated January 29, 2004 of record in Deed Book 8347, Page 10 in the office of the Clerk aforesaid; and as further amended by Thirteenth Amendment to Master Deed dated June 10, 2004, of record in Deed Book 8428, Page 395 in the office of the Clerk aforesaid; and as further amended by Fourteenth Amendment to Master Deed dated October 12, 2004, of record in Deed Book 8503, Page 574 in the office of the Clerk aforesaid; and as further amended by Fifteenth Amendment to Master Deed dated January 18, 2005, of record in Deed Book 8558, Page 505 in the office of the Clerk aforesaid; and as further amended by Sixteenth Amendment to Master Deed dated March 9, 2005, of record in Deed Book 8585, Page 323 in the office of the Clerk aforesaid; and as further amended by the Seventeenth Amendment to Master Deed dated February 16, 2006, of record in Deed Book 8783, Page 504 in the office of the Clerk aforesaid; and as further amended by Eighteenth Amendment to Master Deed dated July 28, 2006, of record in Deed Book 8879, Page 232 in the office of the Clerk aforesaid (the "Master Deed"); and

WHEREAS, this Amendment is necessary and desirable to add two (2) additional units to The Sanctuary Condominiums pursuant to Article XIII of the Master Deed;

WHEREAS, this Amendment is necessary and desirable to amend Article IV (A) of the Master Deed regarding Limited Common Element to delete reference to garages, as garages are included on the plans as unit space;

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 September 24, 2001 prepared by Mindel, Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium and Apartment Ownership Book 84, Pages 3 and 4, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by plans and specifications for the condominium project dated October 16, 2001 recorded in Condominium and Apartment Ownership Book 84, Pages 30, 31, 32, 33, 34 and 35, in the Office aforesaid, as amended by plans and specifications for the condominium project dated December 5, 2001 and January 22, 2002, recorded in Condominium and Apartment Ownership Book 86, Pages 1, 2, 3, 4, and 5, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 6, 2002, recorded in Condominium and Apartment Ownership Book 88, Pages 15 and 16, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 23, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 19 and 20, in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 30, 2002, and recorded in Condominium and Apartment Ownership Book 90, Pages 50 and 51, in the Office aforesaid; as amended by plans and specifications for the condominium project dated November 21, 2002, and recorded in Condominium and Apartment Ownership Book 92, Pages 6 and 7, in the Office aforesaid; as amended by plans and specifications for the condominium project dated January 17, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 17, 18 and 19, in the Office aforesaid; as amended by plans and specifications for the condominium project dated February 9, 2003, and recorded in Condominium and Apartment Ownership Book 93, Pages 31, 32, 33 and 34, in the Office aforesaid; as amended by plans and specifications for the condominium project dated April 17, 2003, recorded in Condominium and Apartment Ownership Book 95, Pages 1, 2 and 3, in the Office aforesaid; and as further amended by plans and specifications for the condominium project dated August 25, 2003, recorded in Condominium and Apartment Ownership Book 97, Pages 32, 33, and 34, and as further amended by plans and specifications for the

condominium project dated January 23, 2004, recorded in Condominium and Apartment Ownership Book 100, Pages 76, 77, and 78, and as further amended by plans and specifications for the condominium project dated June 4, 2004 recorded in Condominium and Apartment Ownership Book 102, Pages 54, 55, 56, and 57, and as further amended by plans and specifications for the condominium project dated October 11, 2004 recorded in Condominium and Apartment Ownership Book 104, Pages 69, 70, 71 and 72, and as further amended by plans and specifications for the condominium project dated January 13, 2005 recorded in Condominium and Apartment Ownership Book 106, Pages 61, 62, & 63, and as further amended by plans and specifications for the condominium project dated February 21, 2005 recorded in Condominium and Apartment Ownership Book 107, Pages 35, 36 and 37, and as further amended by plans and specifications for the condominium project dated February 10, 2006 recorded in Condominium and Apartment Ownership Book 112, Pages 76 through 81, and as further amended by plans and specifications for the condominium project dated July 27, 2006 recorded in Condominium and Apartment Ownership Book 116, Pages 7 through 9, and as further amended by plans and specifications for the condominium project dated October 20, 2006 and filed simultaneously with this amendment in Condominium and Apartment Ownership Book 117, Pages 52, 53 and 54 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 Sixty-One (61) units within the condominium project. All Sixty-One (61) 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 Sanctuary Condominiums as built now consists of the Sixty-One (61) units in the buildings constructed to date. All of the units in the condominium regime have been built.

4. Article V, Section (A) shall be amended to read as follows:

(A) Share of common expense

Each unit owner shall be personally liable for the proportionate share of the common expenses and shall share in the common surplus (after due allowance for the retention of any reserve to cover future common expenses), such shares being the same as the unit owner's undivided share in the common elements as set forth in Exhibit B to this Master Deed or as may be adjusted by the Board pursuant to Paragraph III (B). No unit owner shall be exempt from contributing toward such expenses by waiver of the use or enjoyment of the common elements or by abandonment of the unit owned by such unit owner or by claiming that the quantity or quality of services does not warrant such payment or is not as was contemplated by such unit owner as of the time of purchase; provided,

however, the Board of Directors may, but is not required to, abate or reduce a unit owner's contribution for a reasonable period of time during which the unit owned by such unit owner is uninhabitable as the result of damage or destruction. The Board may adjust the amount to be contributed to the common expenses by each unit to more equitably account for the unit's relative impact on the common elements, use of limited common elements and impact on utilities, including setting one or more common rates for all or some units (i.e., one bedroom units pay \$100 per month, two bedroom units pay \$120 per month).

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.
6. Article IV Section (A) shall be amended to read as follows:

(A) Limited common elements

The limited common elements of the condominium project are areas which are reserved for the use of unit owners of a certain unit or units to the exclusion of the unit owners and/or occupants of other units. The limited common elements of the condominium project include any attics, patios, decks or porches adjacent to or associated with a particular unit and intended for use exclusively by occupants of that particular unit, and shall also include storage areas designated as being intended for the exclusive use of a unit or units pursuant to the plans.

IN WITNESS WHEREOF, the Declarant has caused this Nineteenth Amendment to the Master Deed of The Sanctuary to be executed on this 15th day of November, 2006.

SANCTUARY CONDOMINIUMS, LLC,
a Kentucky limited liability company

By: Debbie Waddle, V.P.
Debbie Waddle, Vice President

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, a Notary public in and for the State and County aforesaid, do hereby certify that on this 15th day of November, 2006, Debbie Waddle, Vice President of Sanctuary Condominiums, LLC appeared before me and before me acknowledged that she executed and delivered the foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of Sanctuary Condominiums, LLC, a Kentucky limited liability company.

My Commission expires: August 6, 2010

Barbara A. Zaitakis
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:



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

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THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

Building No.	Unit No.	Square Footage	Percentage
1	10400	3,062	1.54%
1	10402	2,457	1.24%
2	10404	2,455	1.24%
2	10406	2,622	1.32%
3	10408	2,360	1.19%
3	10410	2,401	1.21%
4	10412	2,445	1.23%
4	10414	2,402	1.21%
5	10416	4,777	2.41%
5	10418	4,771	2.40%
6	10420	4,172	2.10%
6	10422	4,144	2.09%
7	10424	4,394	2.21%
7	10426	4,195	2.11%
8	10428	4,192	2.11%
8	10430	4,143	2.09%
9	10432	4,214	2.12%
9	10434	4,178	2.10%
10	10436	4,152	2.09%
10	10438	4,133	2.08%
11	10440	4,163	2.10%
11	10442	4,130	2.08%
12	10444	4,182	2.11%
12	10446	4,412	2.22%
13	10500	4,184	2.11%
13	10502	4,218	2.12%
14	10504	4,207	2.12%
14	10506	4,251	2.14%
15	10508	4,206	2.12%
15	10510	4,247	2.14%
16	10512	4,377	2.20%
16	10514	4,455	2.24%
17	10519	2,335	1.18%
17	10521	2,419	1.22%
18	10523	2,587	1.30%
18	10525	2,655	1.34%
19	10527	2,971	1.50%
19	10529	2,918	1.47%
20	10531	2,168	1.09%
20	10533	3,078	1.55%
21	10535	3,113	1.57%
21	10537	2,429	1.22%
22	10539	2,348	1.18%
22	10541	2,292	1.15%
23	10543	2,350	1.18%
23	10545	2,143	1.08%
24	10407	2,419	1.22%

THE SANCTUARY CONDOMINIUMS**Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

24	10409	3,098	1.56%
25	10421	2,578	1.30%
25	10423	2,495	1.26%
26	10427	2,939	1.48%
26	10425	2,496	1.26%
27	10429	2,458	1.24%
27	10431	3,066	1.54%
28	10433	2,960	1.49%
28	10435	2,416	1.22%
29	10437	2,948	1.48%
29	10439	2,471	1.24%
30	10501	2,334	1.18%
30	10503	2,939	1.48%
31	10505	2,493	1.26%
		198,617	100.00%

Document No.: DM2006176530
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 Recorded On: 11/02/2006 11:12:22
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 Transfer Tax: .00
 County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
 Deputy Clerk: SHESCH

Recorded in Plat Book
 No. 117 Page 52-54
 Part No. 2336