



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2021010581

BATCH # 274658

JEFFERSON CO, KY FEE \$46.00

PRESENTED ON: 01-13-2021 1 12:03:33 PM

LODGED BY: JULIA WILLIAMS DEVELOP LOUISVILLE

RECORDED: 01-13-2021 12:03:33 PM

BOBBIE HOLSCRAW

CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

BK: D 11901

PG: 60-63

DECLARATION OF ANNEXATION

**THE ENCLAVE AT DOUGLASS HILLS SUBDIVISION, SECTION 3
JEFFERSON COUNTY, KENTUCKY**

THIS DECLARATION OF ANNEXATION FOR THE ENCLAVE AT DOUGLASS HILLS SUBDIVISION, SECTION 3 (“Declaration of Annexation”) is made, imposed and declared as of this 28th day of October, 2020, by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, with an address of 16218 Shelbyville Road, Louisville, Kentucky 40245 (hereinafter referred to as “Declarant”).

WITNESSETH:

WHEREAS, Douglass Hills Development, LLC (“Original Declarant”) was the original Declarant pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The Enclave at Douglass Hills Subdivision, Section 1, dated May 17, 2018 of record in Deed Book 11153, Page 422, and that certain Declaration of Annexation, for the Enclave at Douglass Hills Subdivision, Section 2, dated September 27, 2019, of record in Deed Book 11517, Page 311, all in the Office of the Clerk of Jefferson County, Kentucky (“Declaration”), as shown on plats of same of record in Plat and Subdivision Book 57, Page 56 and Plat and Subdivision Book 59, Page 34, (“Subdivision”), all in the Office of the Clerk aforesaid;

WHEREAS, pursuant to that certain Assignment and Assumption of Declarant Rights dated October 31, 2019, of record in Deed Book 11543, Page 551 (“Assignment”) in the Office of the Clerk of Jefferson County, Kentucky, Original Declarant assigned all rights in the Declaration and Subdivision to Declarant;

WHEREAS, Declarant desires to annex certain additional real property known as Section 3 and more particularly described below (“Section 3” or the “Annexed Property”) into the Subdivision and subdivision regime and to subject Section 3 to the Declaration as amended herein pursuant to the provisions of Article I, Section 1.02 of the Declaration; and

WHEREAS, Declarant desires to amend Article III, Section 2.05(c) of the Declaration, as amended herein. pursuant to the provisions of Article V, Section 5.03 of the Declaration.

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, Declarant hereby declares as follows:

1. The Annexed Property consists of the lots numbered 301 through 355 and the open space lots 356 through 359, as shown on Record Plat of **THE ENCLAVE AT DOUGLASS HILLS - SECTION 3**, filed simultaneously with the recording of this Declaration

of Annexation, of record in Plat and Subdivision Book 60, Pages 89 & 90 in the Office of the Clerk aforesaid.

2. Section 3 is hereby annexed to THE ENCLAVE AT DOUGLASS HILLS SUBDIVISION, SECTION 1, 2 & 3 and the scheme set forth in the Declaration shall be and is hereby extended to include the Annexed Property as more particularly described as:

BEING Lots 301 through 355 and the open space lots 356 through 359 as shown on Record Plat of The Enclave at Douglass Hills Subdivision – Section 3, prepared by Sabak, Wilson & Lingo, Inc., dated December 17, 2019 and approved by the Louisville Metro Planning Commission on February 11, 2020 in Docket Number 20-RP-0009 the original of which is shown on the Plat of record in Plat and Subdivision Book 60, Pages 89 & 90 in the Office of the Clerk of Jefferson County, Kentucky.

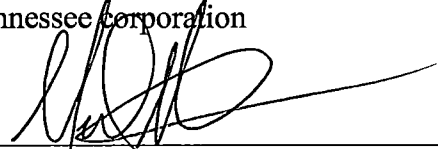
Being a portion of the same property conveyed to Clayton Properties Group, Inc. by that certain Special Warranty Deed dated May 1, 2020 of record in Deed Book 11679, Page 212 in the Office aforesaid.

3. Article III, Section 2.05(c) of the Declaration shall be amended for all sections to change the size of the gate from 48 inches wide to 60 inches wide to allow proper lawn mower access. The remainder of this section will remain the same.

4. Declarant declares that the Annexed Property shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth herein as if these conditions and restrictions were included in and made a part of the Declaration.

WITNESS the signature of Declarant by its duly authorized representative as of the day, month, and year first above written.

CLAYTON PROPERTIES GROUP, INC.
a Tennessee corporation

By: 


Name: Michael Metzkes

Title: Secretary

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

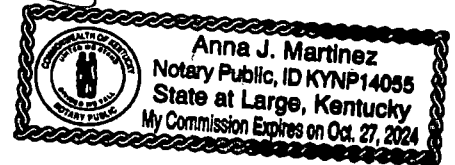
The foregoing instrument was subscribed, sworn to, and acknowledged before me by Michael Metzkes as Secretary of CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, on behalf of the corporation, this 28th day of October, 2020.

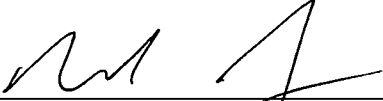
My Commission expires: October 27, 2024.



Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:





Nicholas R. Pregliasco
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