



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
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Jefferson County Clerk's Office.



INST # 2023026603

BATCH # 440511

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 02-10-2023 3 09:22:44 AM

LODGED BY: HEBEL & HORNUNG

RECORDED: 02-10-2023 09:22:44 AM

BOBBIE HOLSCLAW
CLERK

BY: CINDY WELSH
INDEXING CLERK

BK: D 12551

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**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR HARRODS LANDING TOWN HOMES**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Harrods Landing Town Homes is entered into as of this 22 day of December, 2022, by the requisite percentage of lot owners of the Harrods Landing Town Home Residents Association, Inc.

WITNESSETH:

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions, dated August 30, 1995 is of record in Deed Book 6632, Page 483, in the Jefferson County Clerk's Office, which was re-recorded in Deed Book 6650, Page 972 in the aforesaid Clerk's Office.

WHEREAS, Section 16 of said Declaration of Covenants, Conditions and Restrictions, provides that said Declaration may be amended by the affirmative action of 75% of those persons entitled to vote pursuant to the Articles of the Incorporation of Harrods Landing Residents Association, Inc; and

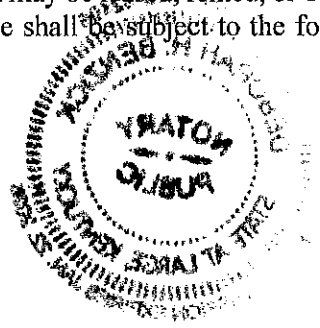
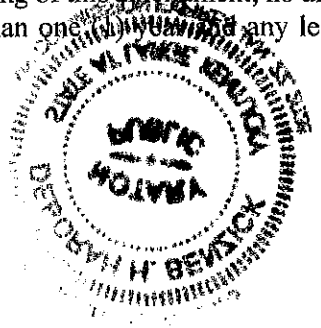
WHEREAS, the Association desires to restrict short term rentals and place restrictions on all other leases; and

WHEREAS, at a meeting held on Saturday, December 3, 2022, owners of the requisite 75% of all the lots in Harrods Landing Town Homes, voted to approve the following amendment, with 12 out of 16 lot owners agreeing to modify and change the Declaration of Covenants, Conditions and Restrictions as hereinafter set out.

NOW THEREFORE, a new Section shall be added to the Declaration to read as follows:

"(22) Leasing.

Effective as of the recording of this amendment, no unit may be leased, rented, or occupied by a tenant or tenants for less than one (1) year and any lease shall be subject to the following restrictions:



(a) A fully executed copy of any proposed lease or rental agreement shall be delivered to the Board of Directors ten (10) days before the term is to begin; and,

(b) Any such lease or rental agreement shall be subject to the Declaration of Covenants, Conditions, and Restrictions and Bylaws for Harrods Landing Town Homes.

All other terms, conditions, duties, and obligations of the Declaration of Covenants, Conditions and Restrictions for Harrods Landing Town Homes remains unaltered and unchanged. The effective date of this Amendment shall be the date of its recording.

IN TESTIMONY WHEREOF, witness the signature of the Secretary of the Harrods Landing Town Home Residents Association, Inc. as of the date indicated below, attesting that at seventy-five (75%) of those persons entitled to vote, as called for in the original Declaration of Covenants, Conditions and Restrictions voted to approve this Amendment at meeting held on December 3, 2022.

HARRODS LANDING TOWN HOME RESIDENTS ASSOCIATION, INC.

Edward O'Rourke

By: Edward O'Rourke Secretary

Date: 12-22-2022

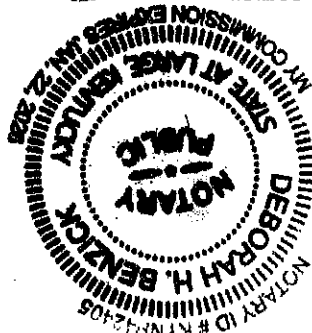
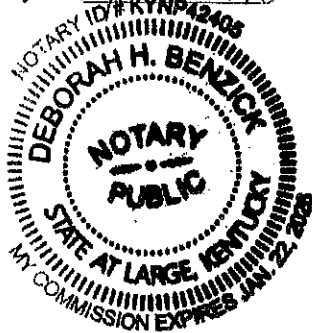
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF JEFFERSON) SS:

Subscribed, sworn to and acknowledged before me this 22 day of December, 2022, by Edward O'Rourke as Secretary of the Harrods Landing Town Home Residents Association, Inc.

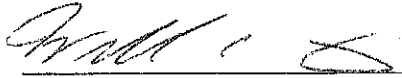
My Commission Expires: Jan 22, 2026

My Notary Id: KYNP42405

Deborah H. Benzick
NOTARY PUBLIC



This Instrument Prepared By:



RICHARD V. HORNUNG
WILLIAM A. MERRIFIELD

Hebel & Hornung, P.S.C.
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