



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2025063378

BATCH # 597523

JEFFERSON CO, KY FEE \$49.00

PRESENTED ON: 05-14-2025 5 03:04:11 PM

LODGED BY: BARDENWERPER, TALBOTT & ROBERTS

RECORDED: 05-14-2025 03:04:11 PM

BOBBIE HOLSCRAW

CLERK

BY: RAY BENSON

LEGAL RECORDS

BK: D 13071

PG: 61-67

**FOURTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SANCTUARY FALLS SUBDIVISION**

THIS FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANCTUARY FALLS SUBDIVISION ("Amendment") is made, imposed and declared as of this 24 day of April 2025, by CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, with an address of 16218 Shelbyville Road, Louisville, Kentucky 40245 (the "Original Declarant") and SANCTUARY FALLS DEVELOPMENT, LLC, a Kentucky limited liability company, with an address of 18401 Bridgemore Lane, Louisville, Kentucky 40245 (the "Authorized Declarant").

WITNESSETH:

WHEREAS, Original Declarant and Authorized Declarant are the current owners/developers of lots in a certain residential subdivision known as "SANCTUARY FALLS SUBDIVISION" as shown on plat of same of record in Plat and Subdivision Book 62, Pages 15 and 16 ("Section 1 Jefferson County Record Plat"), in the Office of the Clerk of Jefferson County, Kentucky, and of record in Oldham County Plat Book Page P8, Pages 10 and 11 ("Section 1 Oldham County Record Plat"), in the Office of the Clerk of Oldham County, Kentucky; and as shown on plat of same of record in Oldham County Plat Book Page P8, Page 20 ("Section 2A Oldham County Record Plat"), in the Office of the Clerk of Oldham County, Kentucky; and as shown on plat of record in Jefferson County Plat and Subdivision Book 63, Pages 83 and 84 ("Section 3 Jefferson County Record Plat"), in the Office of the Clerk of Jefferson County, Kentucky; and as shown on plat of record in Jefferson County Plat and Subdivision Book 64, Pages 73 and 75 ("Section 2B Jefferson County Record Plat"), in the Office of the Clerk of Jefferson County, Kentucky; and as shown on plat of record in Oldham County Plat Book P8, Page 34 ("Section 4 Oldham County Record Plat"), in the Office of the Clerk of Oldham County, Kentucky; and as shown on plat of record in Oldham County Plat Book 8, Page 40 ("Section 6A Oldham County Record Plat") in the Office of the Clerk of Oldham County, Kentucky (the "Subdivision"); all pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Sanctuary Falls Subdivision, **Section 1**, of record in the Office of the Clerk of Jefferson County, Kentucky in Deed Book 12251, Page 232; and of record in the Office of the Clerk of Oldham County, Kentucky in Restriction Book 15, Page 139 (the "Original Declaration"); as amended by Declaration of Annexation and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Sanctuary Falls Subdivision, **Section 2A** of record in the Office of the Clerk of Oldham County, Kentucky in Restriction Book 15, Page 303; and of record in the Office of the Clerk of Jefferson

County, Kentucky in Deed Book 12812, Page 785 (the "First Amendment"); as amended by Declaration of Annexation and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Sanctuary Falls Subdivision, **Section 3** of record in the Office of the Clerk of Jefferson County, Kentucky in Deed Book 12695, Page 653; and of record in the Office of the Clerk of Oldham County, Kentucky in Restriction Book 16, Page 215 (the "Second Amendment"); as amended by Declaration of Annexation and Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Sanctuary Falls Subdivision, **Section 2B** of record in the Office of the Clerk of Jefferson County, Kentucky in Deed Book 12851, Page 244; and of record in the Office of the Clerk of Oldham County, Kentucky in Restriction Book R16, Page 267 (the "Third Amendment"); as amended by Declaration of Annexation for Sanctuary Falls Subdivision, **Section 4** of record in the Office of the Clerk of Jefferson County, Kentucky in Deed Book 12933, Page 315; and of record in the Office of the Clerk of Oldham County, Kentucky in Restriction Book R16, Page 274 (the "Section 4 Annexation"); as amended by Declaration of Annexation for Sanctuary Falls Subdivision, **Section 6A** of record in the Office of the Clerk of Oldham County, Kentucky in ~~Deed~~ Restriction Book ~~D1410~~, Page ~~102~~; and of record in the Office of the Clerk of Jefferson County, Kentucky in Deed Book ~~13071~~, Page ~~54~~ (the "Section 6A Annexation") (collectively the "Declaration"); and

WHEREAS, pursuant to that certain Partial Assignment and Assumption of Declarant's Rights of record in the Office of the Clerk of Jefferson County, Kentucky in Deed Book 12851, Page 239; and of record in the Office of the Clerk of Oldham County, Kentucky in ~~Deed~~ Restriction Book ~~D1410~~, Page ~~97~~, the Original Declarant partially assigned certain rights to Authorized Declarant to, among other things, annex additional sections into the Subdivision and amend the Declaration relative to the annexed property (the "Assignment"); and

WHEREAS, Domain Timberlake Multistate 2, LLC, a Delaware limited liability company ("Domain Timberlake") has acquired certain lots in Sanctuary Falls Subdivision, Section 2B, pursuant to that certain Special Warranty Deed dated January 8, 2025, of record in Deed Book 12992, Page 451 in the Office of the Clerk of Jefferson County, Kentucky (the "Domain Timberlake Property"); and

WHEREAS, Original Declarant and Domain Timberlake have entered into that certain Memorandum of Option Agreement (the "Option Agreement"), as evidenced by that certain Memorandum of Option Agreement dated September 27, 2024, of record in Deed Book 12928,

Page 821, in the Office of the Clerk of Jefferson County, Kentucky, whereby Original Declarant has the right to acquire the Lots owned by Domain Timberlake pursuant to the terms and conditions of the aforesaid Option Agreement upon the annexation of the Lots on the Domain Timberlake Property into the Subdivision and in connection therewith Domain Timberlake is executing this Amendment for purposes of consenting to the changes set forth herein; and

WHEREAS, Original Declarant and Authorized Declarant desire to add Article II, Section 2.03(f) to the Declaration to further clarify parking restrictions.

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, Original Declarant and Authorized Declarant hereby declare as follows:

1. The following shall be added to Article II, Section 2.03(f) of the Declaration as if originally set forth therein with the existing Section 2.03 language remaining unmodified:

(f) Notwithstanding the foregoing, lots containing a home with three or more bedrooms, as well as the Garden Series lots, which have more than two occupants with a vehicle shall be allowed to have the excess vehicles parked in the driveway, subject to all other restrictions of this Declaration.

2. Other than as modified herein, all provisions of the Declaration shall be unaltered and of full force and effect.

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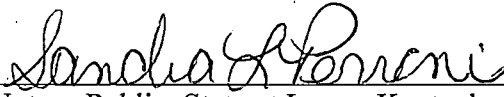
OLDHAM COUNTY
D1410 PG112CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporationBy: Name: Michael MetzkesTitle: Secretary

COMMONWEALTH OF KENTUCKY)

) SS:

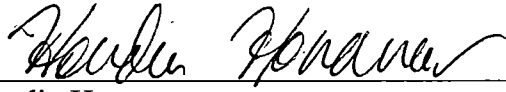
COUNTY OF JEFFERSON)

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 company, this 18th day of April, 2025.

My Commission expires: 9-25-2025.Notary ID: KYNP36361.
Notary Public, State at Large, Kentucky

OLDHAM COUNTY
D1410 PG113

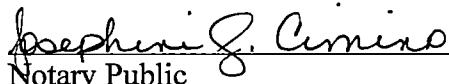
DOMAIN TIMBERLAKE MULTISTATE 2, LLC
a Delaware limited liability company

By: 
Name: Houdin Honarvar
Title: Authorized Signatory

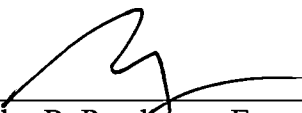
STATE OF NEW YORK)
) SS:
COUNTY OF New York)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 24th day of April, 2025, by Houdin Honarvar as Authorized Signatory of DOMAIN TIMBERLAKE MULTISTATE 2, LLC, a Delaware limited liability company on behalf of the company.

My Commission expires: 7-5-2028.
Notary ID: 01C10026SS1


Notary Public
State at Large, New York

THIS INSTRUMENT PREPARED BY:


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