



Bobbie Holsclaw

Jefferson County Clerk's Office

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INST # 2019220223

BATCH # 198474

JEFFERSON CO, KY FEE \$16.00

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LODGED BY: MCLAIN DEWEES

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BOBBIE HOLSCRAW
CLERK

BY: RAY BENSON
LEGAL RECORDS

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AMENDMENT TO BROWNHURST MANOR HOMEOWNERS' ASSOCIATION
DEED OF RESTRICTIONS

This Amendment to the Deed of Restrictions for Brownhurst Manor Homeowners' Association (the "Amendment"), dated this 17th day of September 2019 is made at the direction of the Brownhurst Manor Homeowners' Association, Inc.)(the "Association"), whose mailing address is 4319 Brownhurst Way, Louisville, Jefferson County, Kentucky 40241, as an amendment to that Deed of Restrictions for Brownhurst Manor Homeowners' Association, dated the 31st day of March 1995 and filed of record in **Deed Book 6573, Page 780** in the Office of the Clerk of Jefferson County, Kentucky; as amended by that Amendment dated the 21st day of April 1995 and filed or record in **Deed Book 6581, Page 406** in the Office of the Clerk of Jefferson County; as amended by that Amendment dated the 23rd day of December 1998 and filed of record in **Deed Book 7158, Page 639** in the Office of the Clerk of Jefferson County, Kentucky; as amended by that Amendment dated the 17th of November 2005 and filed of record in **Deed Book 8734, Page 35** in the Office of the Clerk of Jefferson County, Kentucky; as amended by that amendment dated the 28th day of September 2016 and filed of record in the **Deed Book 10721, Page 992** in the Office of the Clerk of Jefferson County, Kentucky; as amended by that Amendment dated the 13day of April and filed of record in **Deed Book 11128, Page 887** in the Office of the Clerk of Jefferson County, Kentucky:

WITNESSETH

WHEREAS, the Association believes that it is in the best interest of the Association to restrict the use of units and prohibit short term rentals;

WHEREAS, the Deed of Restrictions, as amended, needs to be amended and this Second Amendment is necessary and desirable to change certain aspects of the Deed of Restrictions;

WHEREAS, the Association, having obtained approval of 75% of the unit owners as required by Paragraph 21 of the Declaration:

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, the Association hereby declares that the Deed of Restrictions is hereby amended as follows and that all such property shall be owned, held, used, leased, conveyed, and occupied subject to the restrictions and conditions set forth in this Amendment as if these restrictions and conditions were included in and made a part of the Deed of Restrictions:

A Paragraph 1(a) is added and reads as follows:

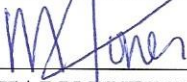
Paragraph 1(a):

“Effective upon the recording of this amendment, no unit may be leased or rented and no unit may be occupied by a tenant, or other person who pays rent to the Unit Owner, unless

- (i) the unit is leased to a member of the owner’s immediate family (parents, grandparents, siblings, children, grandchildren) and the rental agreement is written; and
- (ii) a fully executed copy of any proposed lease shall be delivered to the Board of Directors 30 days before the rental term is to begin; and
- (iii) any such lease or rental agreement shall be subject to the Deed of Restrictions, Bylaws, and Rules and Regulations of the Association; and
- (iv) the lease or rental agreement is written and for a term for nothing less than 1 year.”

“The Board of directors reserves the right to impose reasonable fines and take any other legal action necessary to address violations of this paragraph.”

I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 17th day of Sept, 2019, the foregoing instrument was subscribed and sworn to by Beth Kincaid, Secretary of the Brownhurst Manor Homeowners' Association, Inc., for and on behalf of the Brownhurst Manor Homeowners' Association, Inc..



NOTARY PUBLIC

My Commission Expires: 10-6-2020

This document prepared by:



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