

## SECOND AMENDMENT TO THE MASTER DEED

SECOND AMENDMENT TO  
MASTER DEED AND DECLARATION OF  
CONDOMINIUM PROPERTY REGIME OF  
SPRING ARBOR CONDOMINIUMS

SPRING ARBOR, INC. a Kentucky corporation (hereinafter referred to as the "Developer"), declares this as its Second Amendment to Master Deed and Declaration of Condominium Property Regime of Spring Arbor Condominiums, of record in Deed Book 6790, Page 662 in the office of the Clerk of Jefferson County, Kentucky, as amended by First Amendment to Master Deed, of record in Deed Book 6872, Page 849 in said Clerk's office (collectively the "Master Deed").

RECITALS

A. Under Section W of the Master Deed the Developer, without the consent of any other owner of a Unit or other interest holder in any Unit, may amend the Master Deed to record floor plans of Units, when completed, in accordance with KRS 381.830(1)(b), KRS 381.835(5) and Sections B and C of the Master Deed.

B. Developer enters into this Second Amendment so as to record the floor plans for Building 1 of the Regime (Units 1, 2, 3 and 4), Building 3 of Regime (Units 9, 10, 11 and 12), Building 6 of the Regime (Units 22, 23, 24 and 25), Building 16 of the Regime (Units 58, 59, 60 and 61) and Building 17 of the Regime (Units 62, 63, 64 and 65).

THEREFORE, Developer amends the Master Deed as follows:

1. Completed Units. The completed Units and Common Elements for Buildings 1, 3, 6, 16 and 17 are shown or designated on the Plans, recorded in the office of the Clerk of Jefferson County, Kentucky in Condominium Ownership Book 661, Pages 1 through 9, inclusive, recorded herewith, as may be further amended from time to time as construction of additional Units in Section I, Section II and Section III of the Regime are completed, which plans and any further amended plans are incorporated herein by reference.

Each Unit shall have appurtenant thereto an undivided percentage of common interest in the Common Elements; shall have the same percentage share in all common profits and common expenses of the Regime; and shall have this percentage interest for all purposes except voting. The undivided percentage of common interest for each Unit is shown on EXHIBIT A to the Master Deed.

Recognizing that the square footage of Units may be altered as completion of Units progresses, Developer hereby further reserves the exclusive right to amend EXHIBIT A to the Master Deed to show any further alteration and square footage of a particular Unit; and as a result thereof and in compliance with the Kentucky Horizontal Property Law, adjust the percentage of common interest of all Units so that each Unit's percentage is based on its

actual square footage as relates to the total square footage of all Units of the Regime as built.

2. Ratification. In all other respects, Developer ratifies and affirms all of the covenants, conditions and restrictions contained in the Master Deed.

WITNESS the signature of Developer as of the 3 day of June, 1997, but actually on the date set forth below.

DEVELOPER:

Spring Arbor, Inc.  
a Kentucky corporation

By Henry M. Potter  
Henry M. Potter, President

STATE OF KENTUCKY     )  
  ) SS  
COUNTY OF JEFFERSON    )

The foregoing instrument was acknowledged before me on 3rd day of June, 1997 by HENRY M. POTTER as President of Spring Arbor, Inc., a Kentucky corporation, on behalf of the corporation.

Mary Lou GREEN  
NOTARY PUBLIC State of Kentucky  
Commission expires: 6/13/2001

THIS INSTRUMENT WAS PREPARED BY:

Timothy W. Martin  
BROWN, TODD & HEYBURN PLLC  
3200 Providian Center  
Louisville, Kentucky, 40202-3363

Timothy W. Martin  
Timothy W. Martin

F:\USERS\022\SPRINGAR\SECOND.AMD  
June 3, 1997

**END OF DOCUMENT**

Page 2

**CONDOMINIUM**  
**OR**  
**APT. OWNERSHIP**  
BOOK 61 PAGE 1-6  
FILE NO. 910

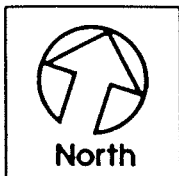
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Recorded On: Jun 04, 1997 12:25:58 P.M.  
Total Fees: \$102.00  
County Clerk: Rebecca Jackson  
Deputy Clerk: GAIL S

2

**NOTES:**

1. Each condominium unit consists of the space bounded by a vertical projection of the condominium unit boundary lines shown and by the horizontal planes at the floor and ceiling elevations noted above.

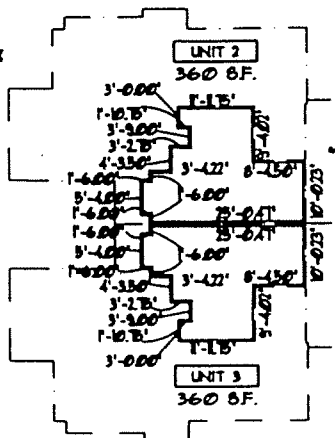
2. Elevations shown in feet, are based on City of Louisville datum. The benchmark, floor and ceiling elevations refer to this datum.



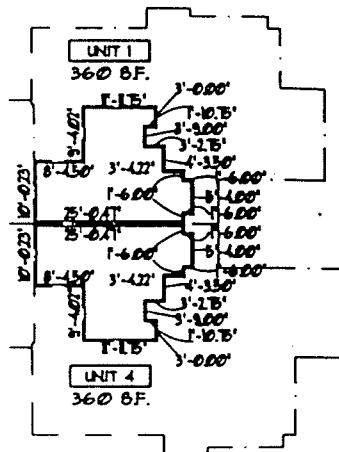
**LEGAL DESCRIPTION**

BEING Tract 1 as shown on Minor Subdivision Plat of record in Deed Book 6694, Page 253, in the Office of the Clerk of Jefferson County, Kentucky.

BEING the same property acquired by Spring Arbor Incorporated by Deed dated January 29, 1996, of record in Deed Book 6694, Page 253, in the Office of the Clerk aforesaid.



**SECOND FLOOR**



FLOOR ELEVATION 768.376'  
CEILING ELEVATION 766.376'



**ARCHITECTS CERTIFICATE**

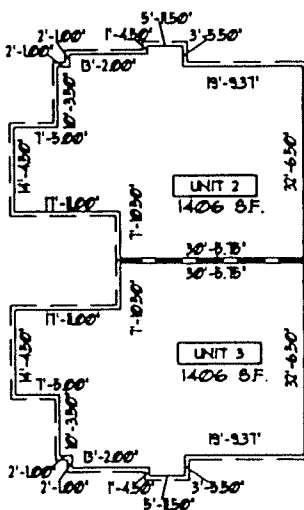
I hereby certify these drawings are an accurate copy of portions of the plans for the building as filed with and approved by the Jefferson County Department of Inspections, Permits and Licenses, fully and accurately depicting the layout, location, unit numbers and dimensions of the condominium buildings as built.

Subscribed and sworn to

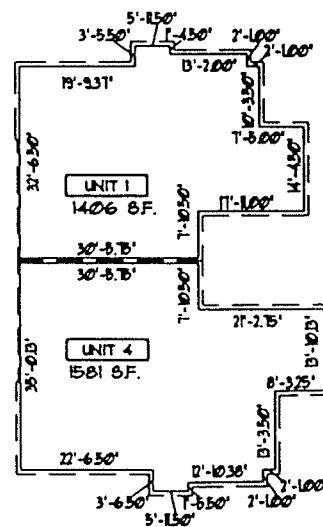
*Keri L. Potter*  
Architect no. 1808 Kentucky

*Janet Hall*  
Notary Public, State of Kentucky, County at Large.  
My Commission expires:

01-28-01



**FIRST FLOOR**



FLOOR ELEVATION 748.50'  
CEILING ELEVATION 757.50'

**potter and cox architects**  
800 meldinger tower  
louisville, kentucky 40202  
(502)584-4415

**BUILDING 1**

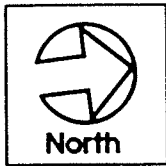
**SPRING ARBOR  
CONDOMINIUMS**

Forest Springs  
Anchorage, Kentucky

**NOTES:**

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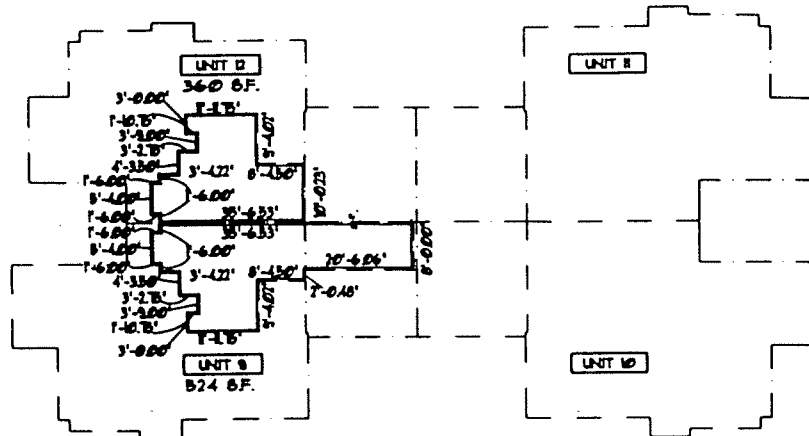
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Subscribed and sworn to

*Idony R. Hays*  
Architect no. 1808 Kentucky

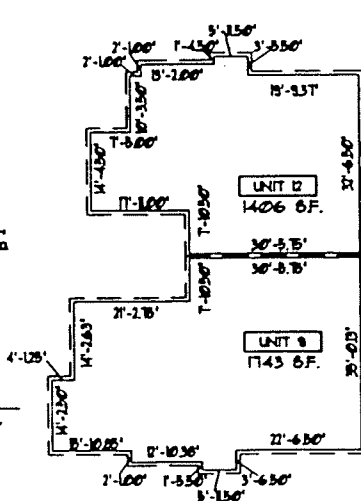
*Janet Hall*  
Notary Public, State of Kentucky, County at Large.  
My Commission expires:

01-28-01

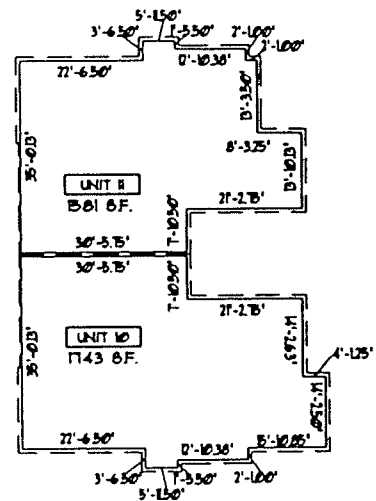


**SECOND FLOOR**

FLOOR ELEVATION 767.875'  
CEILING ELEVATION 776.875'



**FIRST FLOOR**



FLOOR ELEVATION 768.00'  
CEILING ELEVATION 767.00'

**potter and cox architects**  
800 meldinger tower  
louisville, kentucky 40202  
(502)584-4415

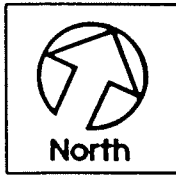
**BUILDING 3**

**SPRING ARBOR  
CONDOMINIUMS**

Forest Springs  
Anchorage, Kentucky

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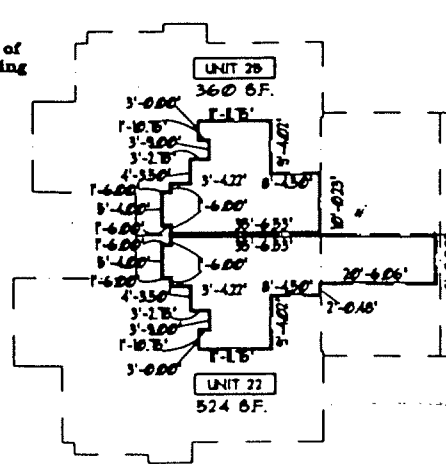
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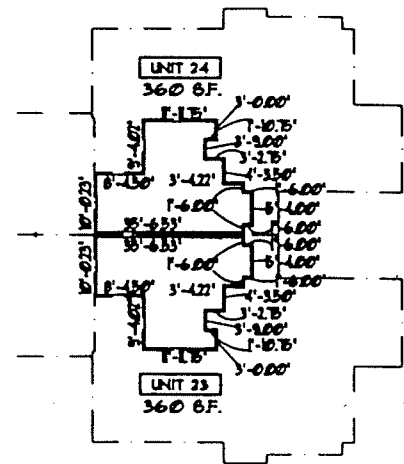
*Kerry A. Potter*  
Architect no. 1808 Kentucky

*Janet Hall*  
Notary Public, State of Kentucky, County at Large.  
My Commission expires:

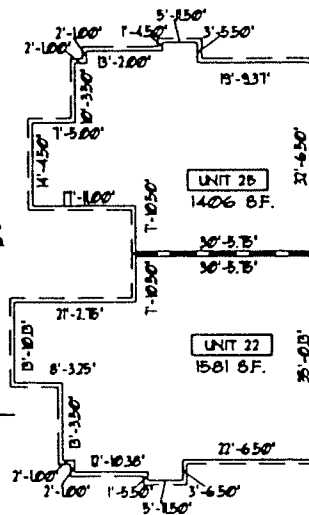
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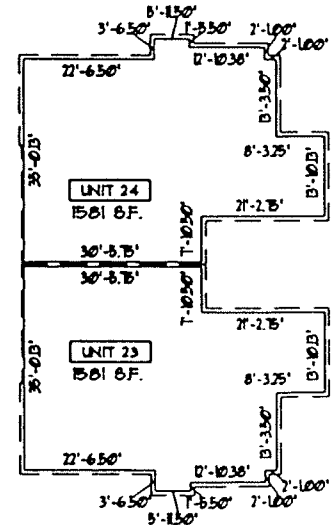
SECOND FLOOR



FLOOR ELEVATION 760.375'  
CEILING ELEVATION 766.376'



FIRST FLOOR



FLOOR ELEVATION 750.50'  
CEILING ELEVATION 759.50'

**potter and cox architects**  
800 meldinger tower  
louisville, kentucky 40202  
(502)584-4415

**BUILDING 6**

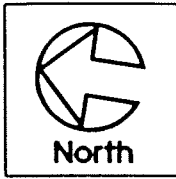
**SPRING ARBOR  
CONDOMINIUMS**

Forest Springs  
Anchorage, Kentucky

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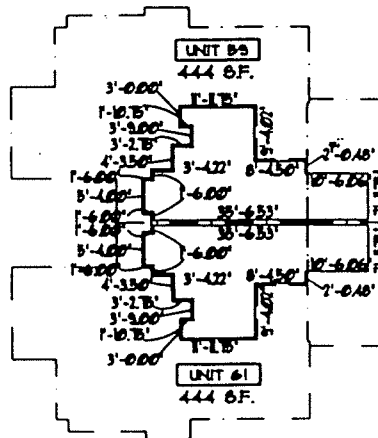
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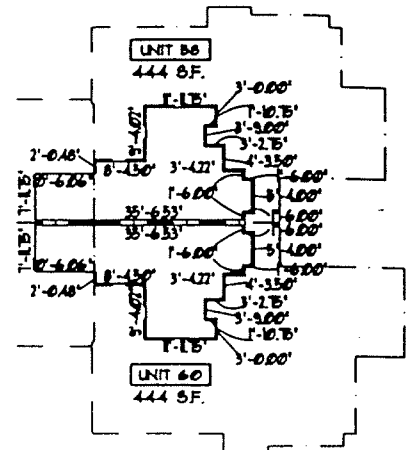
*Wm R. Kent*  
Architect no. 1806 Kentucky

*Janet Nail*  
Notary Public, State of Kentucky, County at Large.  
My Commission Expires:

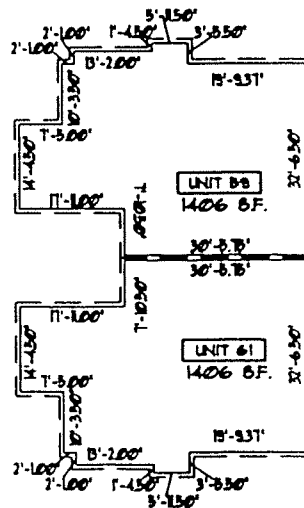
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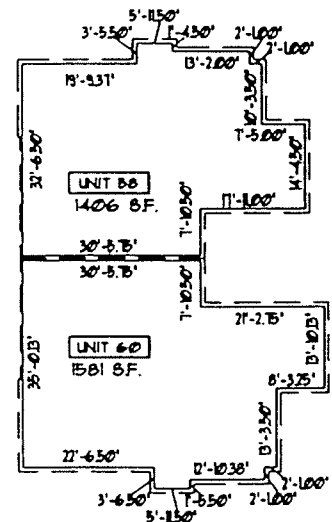
**SECOND FLOOR**



FLOOR ELEVATION 761.876'  
CEILING ELEVATION 769.876'



**FIRST FLOOR**



FLOOR ELEVATION 742.00'  
CEILING ELEVATION 751.00'

**potter and cox architects**  
800 meldinger tower  
louisville, kentucky 40202  
(502)584-4415

**BUILDING 16**

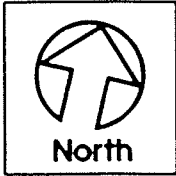
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CONDOMINIUMS**

Forest Springs  
Anchorage, Kentucky

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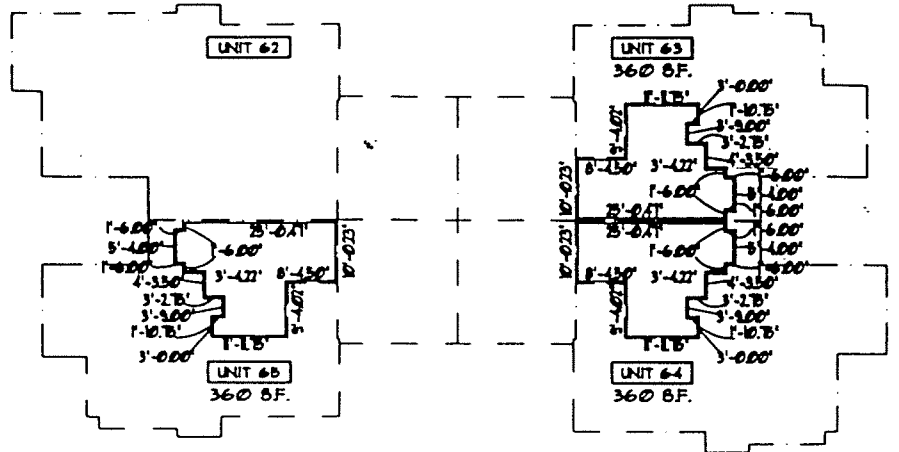
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Subscribed and sworn to

*Robert A. Potter*  
Architect no. 1808 Kentucky

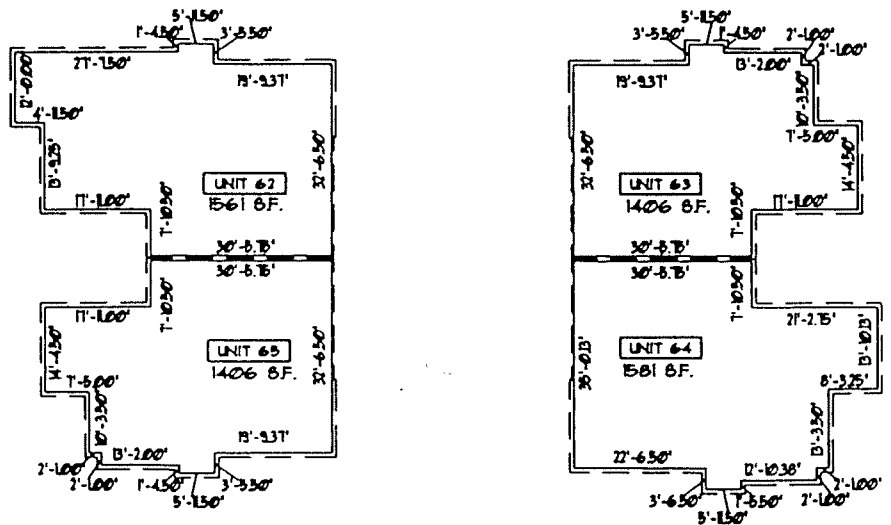
*Janet Nail*  
Notary Public, State of Kentucky, County at Large.  
My Commission Expires:

01-28-01



SECOND FLOOR

FLOOR ELEVATION 755.875'  
CEILING ELEVATION 763.875'



FIRST FLOOR

FLOOR ELEVATION 746.00'  
CEILING ELEVATION 756.00'

**potter and cox architects**  
800 meldinger tower  
louisville, kentucky 40202  
(502)584-4415

**BUILDING 17**

**SPRING ARBOR  
CONDOMINIUMS**

Forest Springs  
Anchorage, Kentucky