FOURTH AMENDMENT TO THE MASTER DEED

BOOK 7164 PAGE 0695

FOURTH 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 Fourth 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 (i) First Amendment to Master Deed and Declaration of Condominium Property Regime of Spring Arbor Condominiums, of record in Deed Book 6872, Page 849, (ii) Second Amendment to Master Deed and Declaration of Condominium Property Regime of Spring Arbor Condominiums, of record in Deed Book 6892, Page 745, and (iii) Third Amendment to Master Deed and Declaration of Condominium Property Regime of Spring Arbor Condominiums of record in Deed Book 6984, Page 201, all 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 Fourth Amendment so as to record the floor plans for Building 14 of the Regime (Units 50, 51, 52 and 53) and for Building 15 of the Regime (Units 54, 55, 56 and 57).

THEREFORE, Developer amends the Master Deed as follows:

1. Completed Units. The completed Units and Common Elements for Buildings 14 and 15 are shown or designated on the Plans recorded herewith in the office of the Clerk of Jefferson County, Kentucky in Condominium Ownership Book 10°C, Pages 11 through 11°C, inclusive, 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 current undivided percentage of common interest for each Unit is shown on EXHIBIT A attached hereto and made a part hereof.

Recognizing that the square footage of Units may be altered as completion of Units progresses, Developer hereby further reserves the exclusive right to amend <u>EXHIBIT A</u> 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

BOOK 7164 PAGE 0696

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.

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

WITNESS the signature of Developer as of the ____ day of January, 1999, but actually on the date set forth below.

DEVELOPER:

Spring Arbor, Inc. a Kentucky corporation

STATE OF KENTUCKY

COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on January U, 1999 by HENRY M. POTTER as President of Spring Arbor, Inc., a Kentucky corporation, on behalf of the corporation.

Commission expires: 3 3 02

THIS INSTRUMENT WAS PREPARED BY:

) SS

Timothy W. Martin BROWN, TODD & HEYBURN PLLC 400 W. Market, 32nd Floor Louisville, Kentucky, 40202-3363

04050.070066:ca F:\USERS\022\SPRINGAR\FOURTH.AMD January 5, 1999

Spring Arbor Garden Homes

Delineation of the Building, Unit Numbers, Architectural Square Feet, and Initial Percentage of Architectural Square Feet

1766 1766 1766 1766 1941 1581 1769 1406 1581 2103 1743 1581	1.53% 1.53% 1.53% 1.53% 1.68% 1.37% 1.53% 1.22% 1.37% 1.82% 1.51% 1.37%	9 9 9 10 10 10 11 11	34 35 36 37 38 39 40 41 42	1744 2143 1406 2104 2143 1561 1765	1.51% 1.85% 1.22% 1.82% 1.85% 1.35% 1.53% 1.68%
1766 1766 1941 1581 1769 1406 1581 2103 1743 1581	1.53% 1.53% 1.68% 1.37% 1.53% 1.22% 1.37% 1.82% 1.51%	9 9 9 10 10 10	35 36 37 38 39 40 41	2143 1406 2104 2143 1561 1765	1.85% 1.22% 1.82% 1.85% 1.35%
1766 1766 1941 1581 1769 1406 1581 2103 1743 1581	1.53% 1.53% 1.68% 1.37% 1.53% 1.22% 1.37% 1.82% 1.51%	9 9 9 10 10 10	35 36 37 38 39 40 41	2143 1406 2104 2143 1561 1765	1.22% 1.82% 1.85% 1.35% 1.53%
1766 1941 1581 1769 1406 1581 2103 1743 1581	1.53% 1.68% 1.37% 1.53% 1.22% 1.37% 1.82% 1.51%	9 9 10 10 10 10	36 37 38 39 40 41	1406 2104 2143 1561 1765 1941	1.22% 1.82% 1.85% 1.35% 1.53%
1941 1581 1769 1406 1581 2103 1743 1581	1.68% 1.37% 1.53% 1.22% 1.37% 1.82% 1.51%	9 10 10 10 10	37 38 39 40 41	2104 2143 1561 1765 1941	1.82% 1.85% 1.35% 1.53%
1581 1769 1406 1581 2103 1743 1581	1.37% 1.53% 1.22% 1.37% 1.82% 1.51%	10 10 10 10	38 39 40 41	2143 1561 1765 1941	1.85% 1.35% 1.53%
1769 1406 1581 2103 1743 1581	1.53% 1.22% 1.37% 1.82% 1.51%	10 10 10 11	39 40 41	1561 1765 1941	1.53%
1406 1581 2103 1743 1581 1766	1.22% 1.37% 1.82% 1.51%	10 10 11	40 41	1765 1941	
1581 2103 1743 1581 1766	1.37% 1.82% 1.51%	10 11	41	1941	
2103 1743 1581 1766	1. 82% 1.51%	11			
1743 1581 1766	1.51%		42	2143	1.85%
1581 1766	1	11	43	1941	1.68%
1766	1.5170	11	44	1744	1.51%
	1.53%	11	45	1581	1.37%
1766	1.53%	12	46	2104	1.82%
1581	1.37%	12	47	2104	1.82%
1406	1.22%	12	48	1941	1.68%
1581	1.37%	12	49	1744	1.51%
1766	1.53%	14	50	2142	1.85%
1581	1.37%	14	51	1744	1.51%
1744	1.51%	. 14	52	1744	1.51%
1766	1.53%	14	53	2142	1.85%
1941	1.68%	15	54	2142	1.85%
1941	1.68%	15	55	1941	1.68%
1941	1.68%	15	56	2104	1.82%
1766	1.53%	15	57	1941	1.68%
2104	1.82%	16	58	1766	1.53%
1406	1.22%	16	59	1766	1.53%
		1	60	1941	1.68%
		l .			1.53%
	· · · · · · · · · · · · · · · · · · ·				1.35%
				1766	1.53%
1501	i	B .		1941	1.68%
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	1581 1744 1744 1581 1561 2104	1581 1.37% 1744 1.51% 1744 1.51% 1581 1.37% 1561 1.35%	1581 1.37% 16 1744 1.51% 16 1744 1.51% 17 1581 1.37% 17 1561 1.35% 17	1581 1.37% 16 60 1744 1.51% 16 61 1744 1.51% 17 62 1581 1.37% 17 63 1561 1.35% 17 64	1581 1.37% 16 60 1941 1744 1.51% 16 61 1766 1744 1.51% 17 62 1561 1581 1.37% 17 63 1766 1561 1.35% 17 64 1941

TOTALS: 115656 Percentage CONDOMINIUM OR

Document No.: DN1999002327
Lodged By: BROWN, TODD, HEYBURN
Recorded On: 01/06/1999 11:40:21
Total Fees: 12.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw

Deputy Clerk: KELMAL

END OF DOCUMENT

APT. OWNERSHIP BOOK 69 PAGE 47-49 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 levations noted above.

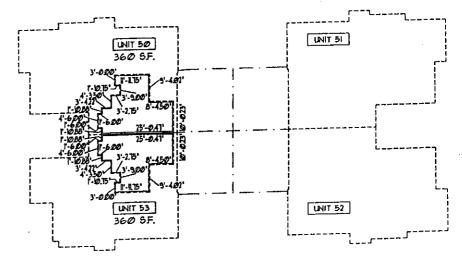
Elevations shown in feet, are based on City of Louisville datum. The benchmark, floor and ceiling lelevations refer to this datum.



ILEGAL DESCRIPTION

BEING Tract 1 as shown on Minor Subdivision Plat of record in Deed Book 8694, 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 748.375' CEILING ELEVATION 756.375'



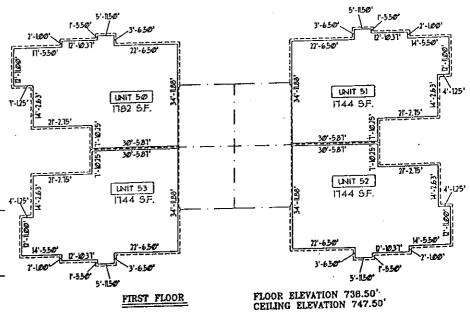
ARCHITECTS CERTIFICATE

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

Architect no. 1808 Kentucky

Notary Public, State of Kentucky, County at Large.
My Commission expires: 3/31/02



BUILDING 14

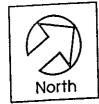
SPRING ARBOR CONDOMINIUMS

Forest Springs Anchorage, Kentucky

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

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

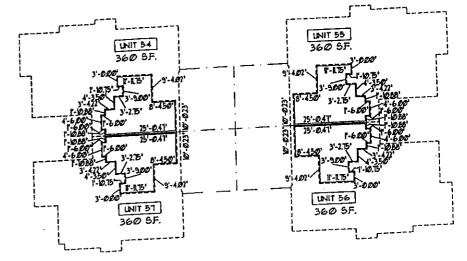
Elevations shown in feet, are based on City of louisville datum. The benchmark, floor and ceiling elevations refer to this datum.



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 6894, Page 253, in the Office of the Clerk aforesaid.



SECOND FLOOR

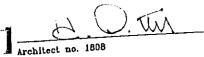
PLOOR ELEVATION 747.375" CEILING ELEVATION 755.375'



ARCHITECTS CERTIFICATE

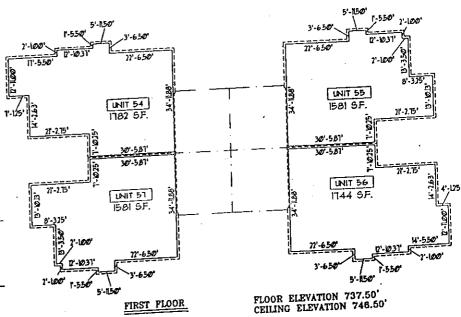
I hereby certify these drawings are an accurate copy of portions of the plans for the building as filed with and approved by the Jefferson County. Department of inspections, Permits and Licenses, fully and accurately depicting the layout, location, unit numbers and dimensions of the condominium buildings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

Subscribed and sworn to



Kentucky

Notary Public, State of Kentucky, County at Large. My Commission expires: 3 31 02



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

BUILDING 15

SPRING ARBOR CONDOMINIUMS

> Forest Springs Anchorage, Kentucky