

APR 8 1976

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MASTER DEED AND DECLARATION OF
CONDOMINIUM PROPERTY REGIME OF

SYCAMORE CONDOMINIUMS

BRIGHT AND LOGSDON DEVELOPERS, INC., a Kentucky corporation, hereafter referred to as the Developer, on the 5th day of April, 1976, declares this as its plan for ownership in condominium of certain property on the north side of Shelbyville Road, east of Dorsey Lane, in Jefferson County, Kentucky, more particularly described in Exhibit A, attached hereto and made a part hereof by reference.

W I T N E S S E T H:

In order to create a Condominium Project consisting of the property described in Exhibit A and improvements thereon (the "Regime"), to be known as SYCAMORE CONDOMINIUMS, the Developer hereby submits this property and all of the Developer's interest therein to a condominium property regime established under the Condominium Property Law, Sections 381.805 through 381.910 of the Kentucky Revised Statutes ("KRS"). In furtherance thereof, the Developer makes the following declarations regarding divisions, limitations, restrictions, covenants and conditions, hereby declaring that this property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied and improved subject to this Declaration. The provisions of this Declaration constitute covenants running with the land and are binding on and for the benefit of present and future owners, lessees and mortgagees of any part of the Regime.

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A. Definitions. Certain terms as used in this Declaration shall be defined as follows:

1. "Council of Co-owners" or "Council" means all of the unit owners acting as a group in accordance with this Declaration, any amendments thereto, the bylaws and any other governing documents.

2. "Common Elements" means and includes, as provided in KRS § 381.810(7):

- (a) The land in fee simple described herein;
- (b) The foundations, main walls, roofs and entrances and exits or communication ways;
- (c) The grounds, landscaping, roadways, parking areas and walkways;
- (d) The recreation facilities including bath house, swimming pool, tennis court, and any other related facilities, now existing or hereafter located upon the premises;
- (e) The compartments and installations for central services;
- (f) All other devices or installations existing for common use; and
- (g) All other elements of the buildings and grounds rationally of common use or necessary to their existence, upkeep and safety.

3. "Limited Common Elements" means and includes, pursuant to KRS § 381.810(8), as expanded upon herein, those Common Elements which are reserved for the use of a certain unit or number of units to the exclusion of other units including but not exclusively:

- (a) Interior unfinished surfaces of each unit's perimeter walls, ceilings and floors;

- (b) Entrances and exits to the unit;
- (c) Chimneys;
- (d) Utility service facilities serving a unit or several units;
- (e) Attic area immediately above a unit;
- (f) Rear yard area designated as the partitioned area to the rear of each unit;
- (g) Door and window frames for each unit;
- (h) Unit porches as indicated on plans recorded or to be recorded under Section B of this Declaration.
- (i) Two automobile parking spaces in the paved parking areas, as designated by the Developer or the Board of Administration under Section D9.

4. "Unit" or "Condominium Unit" means the enclosed space consisting of certain rooms occupying one or more floors in a building (excluding the space between floors within the Unit), having direct access to the Common Elements, the location and extent of each Unit as shown on the plans of the Regime recorded herewith or to be recorded under Section B of this Declaration. The enclosed basement space is a part of the Unit. Notwithstanding that some of the following might be located in the Common Elements or limited Common Elements, the plumbing, heating and air conditioning equipment (including all ducts and pipes), electrical wiring and equipment, hot water heater, telephone, window panes, garbage disposer, storm and screen doors and windows, if any, and other equipment located within or connected to said Unit for the purpose of serving same, are a part

of the Unit, the maintenance, repair and replacement of same being the responsibility of the Unit owner.

5. "Common Expenses" means and includes all charges, costs and expenses incurred by the Council for and in connection with the administration of the Regime, including, without limitation thereof, operation of the Regime, maintenance, repair, replacement and restoration (to the extent not covered by insurance) of the Common Elements; any additions and alterations thereto; all labor, services, common utilities, materials, supplies and equipment therefor; all liability for loss or damage arising out of or in connection with the Common Elements and their use; all premiums for hazard, liability and other insurance with respect to the Regime; all liabilities incurred in acquiring a Unit pursuant to judicial sale; and all administrative, accounting, legal and managerial expenses shall constitute Common Expenses of the Regime for which the Unit owners shall be severally liable for their respective proportionate shares in accordance with their percentage of common interest. Also, "Common Expenses" shall include the cost of operation, maintenance, improvements and replacements of the recreational facilities and equipment. In addition, "Common Expenses" shall include amounts incurred in replacing, or substantially repairing, major capital improvements of the Regime, including, but not limited to roof replacement, road, driveway and parking lot resurfacing. A reserve or reserves shall be included in the Regime's Common Expense Budget for such capital expenditures.

B. Description of Units. The Regime is hereby divided into 90 townhouse units, with the owners of each Unit having a common right to a share with the other co-owners in the Common Elements of the Regime in accordance with each Unit's percentage of common interest, representing the square footage of the Unit in relation to the total square footage of all 90 units of the Regime. The completed Units and Common Elements are shown or designated in plans, recorded in the office of the County Clerk of Jefferson County, Kentucky in Apartment (Condominium) Ownership Book 8, pages 40 through 43, recorded herewith, to be amended from time to time as units are completed, which plans and amended plans are incorporated in this Declaration by reference, the Developer reserving the exclusive right herein to amend this instrument and said plans for the purpose of showing completed Units "as built", without necessity of any Unit owner or other interest holder joining in the amendments, the Developer further reserving the same right to slightly alter the contemplated square footage of uncompleted units, in order to comply with Kentucky Condominium Statutes relating to percentage ownership based on square footage of a Unit.

C. Common Interest. 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 other purposes including voting. The undivided percentage of common interest for each

Unit is shown in Exhibit B, attached hereto and made a part hereof by reference.

Provided, however, recognizing that the square footage of unbuilt units may be altered as development progresses, as authorized in Section B, above, Developer hereby reserves the right to slightly amend Exhibit B to show any alteration in square footage of a particular Unit and, as a result thereof and in compliance with the condominium law of Kentucky, adjust the percentage of common interest of all Units so that each Unit's percentage is based on its square footage as relates to the square footage of all Unit of the Regime.

D. Easements (including Parking Spaces). The Units and Common Elements shall have and be subject to the following easements:

1. An easement for any maintenance, repair and replacement of any and all pipes, wires, conduits, or other utility lines running through or around any Unit, which facilities are utilized for or serve more than that Unit, said facilities being a part of the Common Elements.

2. An easement for ingress and egress for the maintenance, repair and replacement of any load bearing wall located within a Unit.

3. If any part of the Common Elements encroaches upon any Unit or Limited Common Element, a valid easement for such encroachment, the maintenance, repair and replacement thereof, so long as it continues, shall and does exist. If in the event

any building of this Regime shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the Common Elements due to reconstruction shall be permitted, and valid easements for such encroachments and of maintenance, repair and replacement thereof shall exist.

4. An easement for ingress and egress and maintenance in favor of any public utility providing utility service to the Regime and the Units therein for the purpose of maintenance, repair and replacement of the facilities and equipment necessary to provide said services, said utility to exercise this right in a reasonable manner.

5. An easement in favor of the Council of Co-owners, exercisable by the Board of Administration and its agents, to enter any Unit and any limited Common Element from time to time during reasonable hours, as may be necessary for the operation of the Regime or, in the event of emergency, for necessary action to prevent damage to any part of the Regime.

6. Easements of record affecting the Regime property.

7. In addition, Developer reserves the right during development to grant, transfer, cancel, relocate, and otherwise deal with all utility and other easements now or hereafter located on the Regime without necessity of authority from any Unit owner, except where such Unit is directly affected.

8. Any parking area or other paved portion of the Regime allocated to parking purposes shall be part of the

Common Elements and not part of any individual unit; provided, however, the Developer hereby reserves the right, until sale and conveyance of all Units, to sell and grant to any Unit owner, and to no other person, the perpetual and exclusive use of at least two designated parking spaces (but not more than two such exclusive parking spaces for any Unit owner), which exclusive use shall be deemed to be appurtenant to and pass with the title to the Unit to which appurtenant, even though not expressly mentioned in the document passing title to the Unit. The Developer shall, in the event of exercise of such reserved right, file with the records of the Board of Administration, the name of the Unit owner to whom the Developer has granted the exclusive use, which record shall be conclusive upon the Board of Administration and all Unit owners as to the rights of the Unit owner designated in such instrument. Subject to the foregoing, the Board of Administration may determine to grant exclusive use and possession to designated parking stalls in any portion of the property allocated to parking services to Unit owners, and the Board may in any event prescribe such rules and regulations with respect to such parking areas as the Board may deem fit. Such exclusive use and possession given a Unit owner or owners shall be subject to such rules and regulations as the Board determines, including the requirement that such exclusive use and possession encompass the obligation to clean and maintain that portion of the Common Elements

subject thereto as an expense of a Unit owner rather than as a Common Expense. Nothing herein shall prevent Developer or the Board of Administration from causing the construction of carports in the parking areas at the cost of the Unit owners benefited.

E. Alteration and Transfer of Interests. The Common Elements (limited and general) and easements appurtenant to each Unit shall have a permanent character and shall not be altered without the consent of the Unit owner affected (except where such authority is retained herein by the Developer), expressed in a recorded amendment to this Declaration. The Common Elements and easements shall not be separated from the Unit to which they appertain, and shall be deemed to be conveyed, leased or encumbered with such Unit even though such elements or easements are not expressly mentioned or described in the conveyance or other instrument.

F. Partition. The Common Elements, including limited Common Elements, shall remain undivided and shall not be the object of any action for partition or division of any part thereof except as provided by the Condominium Property Law of Kentucky.

G. Restrictions. The Units and the Common Elements shall be subject to the following restrictions, which restrictions shall be permanent:

1. The Unit shall be used only for residential purposes, shall not be subdivided, and shall be subject to such limitations and conditions as may be contained herein, or in

the Bylaws of the Council of Co-owners, or any Regime rules which may be adopted from time to time by the Board of Administration of the Council as to the use and appearance of the Units and the Limited and General Common Elements. Notwithstanding this residential restriction, the Developer shall be permitted to use unsold Units as models or sales offices.

2. Violation of this Declaration, the Bylaws or any rules of the Regime adopted by the Board of Administration, may be remedied by the Board, or its agent, by legal action for damages, injunctive relief, restraining order, or specific performance.

3. In addition, an aggrieved Unit owner may maintain a legal action for similar relief.

H. Council of Co-owners. The administration of the Regime shall be vested in its Council of Co-owners, consisting of all the Unit owners of the Regime in accordance with the Bylaws of the Council. The owner of any Unit, upon acquiring title, shall automatically become a member of the Council and shall remain a member until such time as his ownership of such Unit ceases for any reason, at which time his membership in the Council shall automatically cease.

The above paragraph notwithstanding, the administration of the Regime, including the adoption and amendment of Bylaws, adoption of Regime rules, assessment of Common Expenses, and all other matters relating to the governing of the Regime,

shall be vested in the Developer until all units of the Regime (as may be expanded) have been sold, or until the Developer elects to surrender this power to the Unit owners, or until January 1, 1980, whichever first occurs. Until that time, the Developer shall constitute the Council of Co-owners and the Board of Administration, and shall possess the irrevocable proxy of the Unit owners (which proxy each Unit owner gives the Developer upon acceptance of a deed to a Unit), all Unit owners agreeing to such administration by the Developer in accepting Unit conveyances.

I. Administration of the Regime. Administration of the Regime, including the use, maintenance, repair, replacement and restoration of the Common Elements, and any additions and alterations to them, shall be in accordance with the provisions of the Kentucky Condominium Property Law, this Declaration, the Bylaws of the Council, and all Regime Rules adopted by the Board of Administration. Specifically, but without limitation, the Council shall:

1. Make, build, maintain and repair all improvements in the Common Elements which may be required by law to be made, built, maintained and repaired upon, adjoining, in connection with, or for the use of any part of the Regime.

2. Keep all General Common Elements in a clean and sanitary condition and observe and perform all laws, ordinances, rules and regulations now or hereafter made by any governmental authority, where applicable to the Regime.

3. Well and substantially repair, maintain and keep all Common Elements of the Regime in good order and condition; maintain and keep said land and all adjacent land between any street boundary of the Regime and the established street line in a neat and attractive condition, including keeping all trees, shrubs and grass in good cultivation; replant the same as may be necessary and repair and make good all defects in the Common Elements of the Regime required in this instrument to be repaired by the Council.

4. Except as may be provided herein, in the Bylaws and Regime rules, keep all Limited Common Elements in a clean and sanitary condition and well and substantially repair, maintain and keep them in good order and condition.

5. Observe any setback lines affecting the Regime as shown on the plans herein mentioned.

6. Not make or suffer any strip or waste or unlawful, improper or offensive use of the Regime.

J. Board of Administration. Administration of the Regime shall be conducted for the Council by a Board of Administration (the Developer during the period outlined in Section H) who shall be chosen by the Council in accordance with the Bylaws. Said Board shall be authorized to delegate the administration of its duties and powers by written contract to a professional management agent employed for that purpose by the Board so long as such contract does not exceed three years in duration and may

be cancellable by the Board upon ninety days prior written notice. It shall be the duty of the Board to determine annually, subject to the approval of the Council, the estimated Common Expenses of the Regime for the succeeding twelve months, and, having so determined, to make and collect monthly one-twelfth of the assessment from each Unit owner based on his percentage of common interest. Where no such determination is formally made for any year, the calculations utilized for the previous twelve months shall remain in effect.

K. Waiver of Use of Common Elements. No Unit owner may except himself from liability for his contribution towards the Common Expenses by waiver of the use or enjoyment of any of the Common Elements or by abandonment of his Unit.

L. Unpaid Common Expenses Constitute Lien. Unpaid Common Expenses shall constitute a lien on the Unit of the delinquent Unit owner, prior to all other liens except (1) liens for taxes and assessments lawfully imposed by governmental authorities against such Units and (2) the lien of a first mortgage. Such lien may be enforced by suit by the Council or the Board of Administration, its Administrator or agent, acting on behalf of the Council, in like manner as a mortgage of real property, provided that thirty days' written prior notice of intention to sue to enforce the lien shall be mailed, postage prepaid to all persons having an interest in such Unit (including any mortgagees) as shown on the Council's record of ownership. The

Council shall have the power to bid on such Unit at judicial sale and to acquire, hold, lease, mortgage and convey such Unit. Suit to recover a money judgment for unpaid Common Expenses shall be maintainable without judicial lien enforcement and without waiving the lien securing same.

M. Acquisition at Judicial Sale. Where the mortgagee of a first mortgage of record or other purchaser of any Unit acquires ownership of such Unit as a result of the judicial enforcement of the mortgage, such Unit shall no longer be subject to a lien for unpaid assessments for Common Expenses which become due prior to such acquisition of title, except where such lien rights may be asserted against surplus proceeds of the judicial sale.

N. Insurance. The Board of Administration shall carry a master policy of fire and extended coverage, vandalism, malicious mischief and liability insurance, and if required by law, workmen's compensation insurance (hereinafter referred to as "master policy"), with respect to the Regime and the Council's administration thereof in accordance with the following provisions.

1. The master policy shall be purchased by the Board for the benefit of the Council, the Unit owners and their mortgagees as their interests may appear, subject to the provisions of this Declaration and the Bylaws (and provisions shall be made for the issuance of appropriate mortgagee endorsements

to the mortgagees of the Unit owners). The Unit owners shall obtain insurance coverage at their own expense upon their Unit interiors and equipment and personal property and, in addition, shall obtain comprehensive personal liability insurance covering liability for damage to person or property of others located within such Unit owner's Unit, or in another Unit in the Regime or upon the Common Elements resulting from the negligence of the insured Unit owner, in such amounts as shall from time to time be determined by the Board of Administration, but in no case less than One Hundred Thousand Dollars (\$100,000.00) for each occurrence. The Board and the Unit owners shall use their best efforts to see that all property and liability insurance carried by a Unit owner or by the Council shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against the Unit owners or the Council and the respective employees, agents and guests of the Unit owners or the Council as the case may be.

2. All buildings, improvements, personal property and other Common Elements of the Regime shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the maximum insurable replacement value thereof, or at least eighty percent (80%) thereof, as determined from time to time by the Board. The Council, acting through the Board, may elect to carry insurance to cover such other perils as from time to time shall be

customarily covered with respect to buildings and improvements similar in construction, location and use.

3. The Board shall use its best efforts to see that the liability insurance carried by the Council shall contain cross-liability endorsements or appropriate provisions to cover liability of the Unit owners, individually and as a group (arising out of their ownership interests in the Common Elements), to another Unit owner.

4. All premiums upon insurance purchased by the Council shall be Common Expenses.

5. Proceeds of all insurance policies owned by the Council shall be received by the Board for the use of the Unit owners and their mortgagees as their interests may appear, provided, however, the proceeds of any insurance received by the Board because of property damage shall be applied to repair and reconstruction of the damaged property, except as may otherwise be permitted by Section 0 of the Declaration.

6. Each Unit owner shall be deemed to appoint the Board as his true and lawful attorney in fact to act in connection with all matters concerning the maintenance of the master policy. Without limitation on the generality of the foregoing, the Board as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit the premiums therefor, to collect proceeds and to distribute the same to the Council, the Unit owners and their respective mortgagees as their interests may appear, to execute

releases of liability and to execute all documents and to do all things on behalf of such Unit owners and the Regime as shall be necessary or convenient to the accomplishment of the foregoing; and any insurer may deal exclusively with the Board in regard to such matters. The Board shall not be responsible for procurement or maintenance of any insurance covering the contents or the interior of any Unit nor the liability of any Unit owner for injuries therein, not caused by or connected with the Council's operation, maintenance or use of the Regime.

O. Reconstruction. Where casualty destruction, partial or total, of one or more buildings occurs, arising from events covered by insurance or not, the determination as to reconstruction shall be governed by the Kentucky Condominium Property Law, more particularly Section 381.890 of the Kentucky Revised Statutes, as may be amended or supplemented from time to time.

P. Alteration of Project. Restoration or replacement of the Regime (unless resulting from casualty destruction), or construction of any additional buildings (other than those initially contemplated in the Regime), or substantial structural alteration or addition to any building, different from any material respect on the condominium plans of the Regime, shall be undertaken by the Council or any Co-owners only after unanimous approval by the Board of Administration, who shall have the authority to amend this Declaration, with written consent of the holders of all liens affecting any of the Units, and in accordance with the complete plans and specifications approved

in writing by the Board. Promptly upon completion of such restoration, alteration or replacement, the Board of Administration shall duly record the amendment with a complete set of floor plans of the Regime as so altered, certified as built by a registered architect or engineer.

Q. Maintenance Fund. The Board of Administration shall establish and pay into a Maintenance Fund all Common Expense collections from the Unit owners, assessed for and attributable to current expenses and shall pay from such Fund all current Common Expenses of the Regime.

R. Capital Replacement Fund. The Board of Administration shall establish a Capital Replacement Fund and pay into same from month to month that portion of Common Expense collections from the Unit owners, attributable to the Common Expense budget item for capital replacement reserves (not including recreation facilities reserves). For example, if ten percent of the Common Expense budget for that particular year is assigned to capital replacement reserves, ten percent of Common Expense collections shall be paid over to the Capital Replacement Fund. Disbursements from this Fund, other than for investment as hereinafter authorized, shall be made only for replacing, or substantially repairing, major capital improvements of the Regime, or for repayment of indebtedness incurred under Section U, paragraph 2, of this Declaration, approved by the Board of Administration. Fund balances available for investment may be invested by the Board of Administration in interest-bearing

securities and/or savings accounts, so long as such investment is issued by the United States or insured under a program secured by the full faith and credit of the United States.

S. Recreation Facilities Reserve Fund. The Board of Administration shall establish a Recreation Facilities Reserve Fund and pay into same from month to month that portion of Common Expense collections from the Unit owners, attributable to the Common Expense budget item for recreation facilities reserve. For example, if three percent of the Common Expense budget for that particular year is assigned to the recreation facilities reserve, three percent of Common Expense collections shall be paid over to the Fund. Disbursements from this Fund, other than for investment as hereinafter authorized, shall be made only for replacing, or substantially repairing, major capital improvements of the recreation facilities, approved by the Board of Administration. The Board of Administration shall have the same investment powers of the Fund balance as heretofore set out in Section R.

T. Additional Common Expense Provisions. In addition to the other provisions of this instrument relating to the Regime's Common Expenses, the following requirements and limitations are applicable:

1. The proportionate interest of each Unit owner in the Maintenance Fund, Capital Replacement Fund and Recreation Facilities Reserve Fund cannot be withdrawn or separately assigned, but are deemed to be transferred with such Unit even though not mentioned or described in the conveyance thereof.

2. In the event the Condominium Property Regime herein created shall be terminated or waived, any part of said Funds remaining after full payment of Common Expenses and costs of termination shall be distributed to the then existing Unit owners in their respective proportionate shares.

3. The Developer shall be responsible for the maintenance cost of the Regime, incurred over and above amounts payable to the Maintenance Fund by the Unit owners, until it transfers control of the Regime as hereinabove provided; to-wit, when all Units have been sold, when the Developer so elects, or January 1, 1980, whichever first occurs. Thereafter, the Developer shall be liable for assessment for Common Expenses on Units owned by it, if and when occupied.

U. Incurrence and Retirement of Indebtedness. The Council of Co-owners, acting by unanimous vote of the Board of Administration, may borrow monies from time to time for the following purposes:

1. To cover any budgetary deficit for operational expenses, so long as such loan can be repaid within six months from anticipated Common Expense income not needed for ongoing operations.

2. To pay costs of reconstruction, major repair, replacement or alteration of the Common Elements incurred under Section O (to the extent not covered by insurance proceeds) and Section P of this Declaration, provided that the repayment of such loan can be amortized over a period of no more than fifteen

(15) years and will not require a monthly payment in excess of one/one-hundredth of one percent (.01%) of the total fair market value of all the Units, said fair market value to be determined by use of the values (based upon 100% assessment value) placed on the Units by the Jefferson County Property Valuation Administrator or such other governmental officer as may succeed to his duties as they now exist, on January 1st of the initial loan year and shall not take into consideration any loss of value arising out of destruction to property being restored from the proceeds of the loan. There shall be no more than one authorized loan outstanding at any one time. When it is necessary to effect such a loan, the Council, acting through its Board of Administration, may pledge, as security thereon, its rights to receive that part of the monthly Common Expenses income that is necessary to amortize the payoff of the loan.

V. Voting and Voting Percentages. The term "majority" or "majority of Unit owners" used herein or in the Bylaws shall mean the owners of the Units to which are appurtenant more than fifty percent of the percentage of common interest. Any specified percentage of Unit owners means the owners of Units to which are appurtenant such percentage of the common interest. Where a Unit is jointly owned by one or more persons, the vote for that Unit may be cast by one of the joint owners. Where the joint owners of one Unit cannot agree on a vote, the vote applicable to that Unit shall be divided pursuant to ownership interest. Owners shall be entitled to vote at Council meetings in person or by written proxy.

W. Eminent Domain. The following provisions shall control upon any taking by eminent domain.

1. In the event of any taking of an entire Unit by eminent domain, the owner of such Unit and his mortgagee(s), as their interests may appear, shall be entitled to receive the award for such Unit taking and, after acceptance thereof, he, his mortgagee(s) and other interest holder shall be divested of all interest in the condominium project. In the event that any condemnation award shall become payable to any owner whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Council of Co-owners on behalf of such owner. In that event, the Council shall rebuild the Unit as is necessary to make it habitable and remit the balance, if any, of the condemnation proceeds pertinent to such Unit to the owner thereof and his mortgagee(s), as their interests may appear.

2. If there is any taking of any portion of the Regime other than any Unit, the condemnation proceeds relative to such taking shall be paid to the Council. The affirmative vote of more than 75% of the Co-owners shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate. If no such affirmative vote is obtained, such condemnation proceeds shall be remitted to the Co-owners in accordance with their respective percentages of common interest.

3. In the event the Regime continues after taking by eminent domain, then the remaining portion of the Regime shall

be re-surveyed and the Master Deed amended accordingly by the Board of Administration, and, if any Unit shall have been taken, then the amended Master Deed shall reflect such taking and shall proportionately readjust the percentage of common interest of the remaining Co-owners based upon a total percentage of common interest of 100%.

X. Amendment of Declaration. Except as otherwise provided in this instrument, or in said Condominium Property Law, this Declaration may be amended by signatures of a majority of the Unit owners, effective only upon recording of the signed instrument setting forth the amendment. Provided, however, the Developer may amend this instrument from time to time, recording amended floor plans of Units, when completed, in accordance with KRS 381.835(5) and Section B of this Master Deed, without necessity for any Unit owners or other interest holders joining in, said persons agreeing and consenting to such amendments in accepting conveyance of his Unit.

Y. Incorporation of Council of Co-owners. The Council of Co-owners may (but is not so required) incorporate itself as a non-stock, non-profit corporation, in the administration of the Regime with the membership and voting rights in such corporation being the same as membership and voting rights hereinabove established for the Council.

Z. Consent of Mortgage Holder. Joining in this instrument is Portland Federal Savings and Loan Association ("Portland Federal"), holder of a mortgage (Mortgage Book 1570, page 866,

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Jefferson County Clerk's office) on the property being submitted herein to a Condominium Property Regime, to indicate its consent thereto, the Developer agreeing that Portland Federal's lien rights are hereby transferred to the individual Units of the Condominium Project hereby established.

WITNESS the signature of the Developer by its duly authorized officer on the date first above written and the signature of Portland Federal by its duly authorized officer on the date indicated.

BRIGHT AND LOGSDON DEVELOPERS, INC.

By

Roger R. Bright
President

PORTLAND FEDERAL SAVINGS AND
LOAN ASSOCIATION

By

John C. Crutch
President

Date

April 5, 1976

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this APRIL 5, 1976, by ROGER R. BRIGHT, President of Bright and Logsdon Developers, Inc., a Kentucky corporation, on behalf of the corporation.

Mark D. Davis Jr.
Notary Public

Kentucky at Large

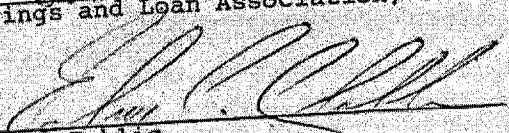
Commission expires 10-31-76

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STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this
April 5, 1976, 1976, by John C. Everett,
President of Portland Federal Savings and Loan Association, on
behalf of said corporation.


Notary Public

Commission expires 11-19-76

This instrument prepared by
Mark B. Davis, Jr.
1600 Citizens Plaza
Louisville, Kentucky 40202

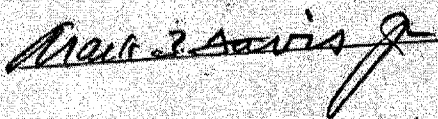


EXHIBIT A

BEGINNING at a pipe in the North line of Shelbyville Road at its intersection with the Westerly line of the tract conveyed to Nichols-Thurman Development Company, a corporation, by deed of record in Deed Book 4681, Page 421, in the office of the Clerk of the County Court of Jefferson County, Kentucky; thence with the Northerly line of Shelbyville Road, South $86^{\circ} 31'$ East 390 feet to an iron pipe in the Easterly line of the aforesaid tract and extending back between parallel lines North $3^{\circ} 28'$ East 1120.05 feet to the Northerly line of the aforesaid tract, the Easterly line being coincident with the Easterly line of said tract and the Westerly line being coincident with the Westerly line of same.

BEING the same property acquired by Bright and Logsdon Developers, Inc. by deed dated August 15, 1975, of record in Deed Book 4803, Page 852, in said Clerk's office.

EXHIBIT B

The stated percentage of common interest for units in Buildings 1, 2 and 3 is the result of measurement of square footage of those units "as built", based upon a projected total unit space of 188,446 square feet. Since the remaining buildings are still under construction on April 5, 1976, the stated percentages for units in those buildings are estimates.

As additional buildings are completed, percentages stated on this exhibit may be changed (by the recording of an amended Master Deed) to reflect the percentages of common interest "as built" based upon the projected total space.

Upon completion of all units, all of the percentages on this exhibit may be changed to reflect the percentage of common interest of all units to the total unit space as then determined by measurement of square footage (being the redistribution on an as-built basis contemplated by KRS 381.835(1)(b)).

BUILDING 1

<u>Unit</u>	<u>Percentage of Common Interest</u>
1-1	1.112
1-2	1.263
1-3	1.009
1-4	1.157
1-5	1.015
1-6	1.009
1-7	1.011
1-8	1.109
1-9	1.112

BUILDING 2

2-1	1.107
2-2	1.104
2-3	1.268
2-4	1.263
2-5	1.263
2-6	1.112

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BUILDING 3

<u>Unit</u>	<u>Percentage of Common Interest</u>
3-1	1.272
3-2	1.104
3-3	1.009
3-4	1.157
3-5	1.157
3-6	1.009
3-7	1.104
3-8	1.109
3-9	1.112

BUILDING 4

4-1	1.112
4-2	1.109
4-3	1.011
4-4	1.152
4-5	1.015
4-6	1.015
4-7	1.152
4-8	1.011
4-9	1.109
4-10	1.112

BUILDING 5

5-1	1.112
5-2	1.109
5-3	1.018
5-4	1.009
5-5	1.009
5-6	1.157
5-7	1.018
5-8	1.272

BUILDING 6

6-1	1.272
6-2	1.268
6-3	1.011
6-4	1.152
6-5	1.015
6-6	1.009
6-7	1.152
6-8	1.018
6-9	1.272

BUILDING 7

<u>Unit</u>	<u>Percentage of Common Interest</u>
7-1	1.272
7-2	1.109
7-3	1.011
7-4	1.009
7-5	1.157
7-6	1.009
7-7	1.011
7-8	1.109
7-9	1.112

BUILDING 8

8-1	1.112
8-2	1.109
8-3	1.154
8-4	1.009
8-5	1.015
8-6	1.152
8-7	1.154
8-8	1.112

BUILDING 9

9-1	1.112
9-2	1.109
9-3	1.109
9-4	1.152
9-5	1.015
9-6	1.009
9-7	1.154
9-8	1.109
9-9	1.112

BUILDING 10

10-1	1.112
10-2	1.268
10-3	1.272

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BUILDING 11

<u>Unit</u>	<u>Percentage of Common Interest</u>
11-1	1.272
11-2	1.268
11-3	1.018
11-4	1.009
11-5	1.152
11-6	1.015
11-7	1.018
11-8	1.104
11-9	1.104
11-10	1.272

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 8 PAGE 40-43
FILE NO. 78

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M. Davis

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BOOK 4861 PAGE 1

FIRST AMENDMENT TO
MASTER DEED AND DECLARATION OF
CONDOMINIUM PROPERTY REGIME
OF SYCAMORE CONDOMINIUMS

BRIGHT AND LOGSDON DEVELOPERS, INC., a Kentucky corporation on June 9, 1976, hereby declares and publishes this First Amendment to the Master Deed and Declaration of Condominium Property Regime of Sycamore Condominiums dated April 5, 1976, and recorded in Deed Book 4846, Page 817, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

W I T N E S S E T H:

WHEREAS, the aforesaid Master Deed and Declaration contemplates amendments thereto from time to time as buildings within the regime are completed, and

WHEREAS, Buildings Number 4, 5 and 6 have now been completed,

The Developer files herewith the Plans of said Buildings 4, 5 and 6 as built, said Plans containing the verified statement of a professional engineer as required by KRS 381.835(5). Said Master Deed and Declaration is hereby amended to adopt the Plans of Buildings 4, 5 and 6, and the Floor Plans of Units 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 4-7, 4-8, 4-9, and 4-10 in Building 4, Units 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7, and 5-8 in Building 5 and Units 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8, and 6-9 in Building 6 filed herewith. The amended Plans are recorded in Apartment (Condominium) Ownership File 80, and Apartment (Condominium)

BOOK 4861 PAGE 1

Ownership Book 8, Pages 48 through 51, in the afore-said Clerk's office.

Upon completion of all units, all of the percentages set forth on Exhibit B of the Master Deed, may be changed to reflect the percentage of common interest of all units to the total unit space as then determined by measurement of square footage (being the redistribution on an as-built basis contemplated by KRS 381.835(1)(b)).

WITNESS the signature of the Developer by its duly authorized officer on the date first above written.

BRIGHT AND LOGSDON DEVELOPERS, INC.

By *Roger R. Bright*
President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 9th day of June, 1976, by ROGER R. BRIGHT, President of Bright and Logsdon Developers, Inc., a Kentucky corporation, on behalf of the corporation.

My commission expires: October 31, 1976.

Mark Edwin Lewis
Notary Public
Jefferson County, Kentucky at Large

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Instrument Prepared By
WILLIAM C. STONE
1600 Citizens Plaza
Louisville, Ky. 40202

William C Stone

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BOOK 8 PAGE 48-51

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BOOK 4888 PAGE 410

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

BRIGHT AND LOGSDON DEVELOPERS, INC., a Kentucky corporation on October 8, 1976, hereby declares and publishes this Second Amendment to the Master Deed and Declaration of Condominium Property Regime of Sycamore Condominiums dated April 5, 1976, and recorded in Deed Book 4846, Page 817, as amended by First Amendment dated June 9, 1976, and recorded in Deed Book 4861, Page 1, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

WITNESSETH:

WHEREAS, the aforesaid Master Deed and Declaration contemplates amendments thereto from time to time as buildings within the regime are completed, and

WHEREAS, Buildings Number 7, 8 and 9 have now been completed, The Developer files herewith the Plans of said Buildings 7, 8 and 9 as built, said Plans containing the verified statement of a professional engineer as required by KRS 381.835(5). Said Master Deed and Declaration is hereby amended to adopt the Plans of Buildings 7, 8 and 9, and the Floor Plans of Units 7-1, 7-2, 7-3, 7-4, 7-5, 7-6, 7-7, 7-8 and 7-9 in Building 7, Units 8-1, 8-2, 8-3, 8-4, 8-5, 8-6, 8-7 and 8-8 in Building 8, and Units 9-1, 9-2, 9-3, 9-4, 9-5, 9-6, 9-7, 9-8 and 9-9 in Building 9 filed herewith.

BOOK 4888 PAGE 410

The amended Plans are recorded in Apartment (Condominium) Ownership File 85, and Apartment (Condominium) Ownership Book 9, Pages 18 through 21, in the aforesaid Clerk's office.

Upon completion of all units, all of the percentages set forth on Exhibit B of the Master Deed, may be changed to reflect the percentage of common interest of all units to the total unit space as then determined by measurement of square footage (being the redistribution on an as-built basis contemplated by KRS 381.835(1)(b)).

WITNESS the signature of the Developer by its duly authorized officer on the date first above written.

BRIGHT AND LOGSDON DEVELOPERS, INC.

By: Roger R. Bright
President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 7th day of October, 1976, by Roger R. Bright, President of Bright and Logsdon Developers, Inc., a Kentucky corporation, on behalf of the corporation.

My commission expires: Oct 31 1980.

Marie Ann Davis
Notary Public

Instrument Prepared By
WILLIAM C. STONE
1600 Citizens Plaza
Louisville, Ky. 40202

William C Stone

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BOOK 4893 PAGE 983

CONDOMINIUM

OR

APT. OWNERSHIP

BOOK 9 PAGE 28-30

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THIRD AMENDMENT TO
MASTER DEED AND DECLARATION OF
CONDOMINIUM PROPERTY REGIME
OF SYCAMORE CONDOMINIUMS

BRIGHT AND LOGSDON DEVELOPERS, INC., a Kentucky corporation (the "Developer"), on November 8, 1976, hereby declares and publishes this Third Amendment to the Master Deed and Declaration of Condominium Property Regime of Sycamore Condominiums dated April 5, 1976, and recorded in Deed Book 4846, page 817, in the office of the Clerk of the County Court of Jefferson County, Kentucky.

W I T N E S S E T H:

WHEREAS, the aforesaid Master Deed and Declaration contemplates amendments thereto from time to time as buildings within the regime are completed; and

WHEREAS, Building Number 10 and Number 11 have now been completed; and

WHEREAS, now that all buildings in the condominium regime are completed, Developer's engineers have been able to certify the exact percentage of common interest of each unit.

1. Recording of Buildings 10 and 11 As Built.

The Developer records and files herewith the Plans of said Buildings 10 and 11 as built, said Plans containing the verified statement of a professional engineer as required by KRS 381.835(5). Said Master Deed and Declaration is hereby amended to adopt the Plans of Buildings 10 and 11 and the Floor Plans of Units 10-1,

BOOK 4893 PAGE 983

10-2 and 10-3, in Building 10 and Units 11-1, 11-2, 11-3, 11-4, 11-5, 11-6, 11-7, 11-8, 11-9 and 11-10, in Building 11 recorded and filed herewith. The amended Plans are recorded in Apartment (Condominium) Ownership File 87, and Apartment (Condominium) Ownership Book 9, Pages 28 through 30, in the aforesaid Clerk's office.

Paragraphs B and C of the Master Deed recognized that upon completion of all units, all of the percentages set forth on Exhibit B of the Master Deed, would be changed to reflect the percentage of common interest of all units to the total unit space as then determined by measurement of square footage (being the redistribution on an as built basis contemplated by KRS 381.835(1)(b)).

2. Final Establishment of Common Interest.

Since this is the final recording for all units, the Developer hereby establishes the following as the percentage of common interest of all units to the total unit space based on square footage, on an as built basis:

BUILDING 1

<u>Unit</u>	<u>Percentage of Common Interest</u>
1-1	1.105
1-2	1.255
1-3	1.003
1-4	1.150
1-5	1.008
1-6	1.003
1-7	1.005
1-8	1.102
1-9	1.105

BUILDING 2

<u>Unit</u>	<u>Percentage of Common Interest</u>
2-1	1.100
2-2	1.097
2-3	1.261
2-4	1.255
2-5	1.255
2-6	1.105

BUILDING 3

3-1	1.264
3-2	1.097
3-3	1.003
3-4	1.150
3-5	1.150
3-6	1.003
3-7	1.097
3-8	1.102
3-9	1.105

BUILDING 4

4-1	1.111
4-2	1.102
4-3	1.005
4-4	1.148
4-5	1.008
4-6	1.008
4-7	1.152
4-8	1.012
4-9	1.114
4-10	1.115

BUILDING 5

5-1	1.115
5-2	1.106
5-3	1.010
5-4	1.003
5-5	1.003
5-6	1.156
5-7	1.010
5-8	1.276

BUILDING 6

<u>Unit</u>	<u>Percentage of Common Interest</u>
6-1	1.264
6-2	1.267
6-3	1.009
6-4	1.148
6-5	1.008
6-6	1.007
6-7	1.151
6-8	1.008
6-9	1.275

BUILDING 7

7-1	1.272
7-2	1.117
7-3	1.018
7-4	1.018
7-5	1.170
7-6	1.018
7-7	1.018
7-8	1.119
7-9	1.117

BUILDING 8

8-1	1.118
8-2	1.117
8-3	1.160
8-4	1.018
8-5	1.028
8-6	1.160
8-7	1.160
8-8	1.118

BUILDING 9

9-1	1.113
9-2	1.114
9-3	1.108
9-4	1.160
9-5	1.028
9-6	1.018
9-7	1.160
9-8	1.119
9-9	1.113

BUILDING 10

<u>Unit</u>	<u>Percentage of Common Interest</u>
10-1	1.110
10-2	1.273
10-3	1.270

BUILDING 11

11-1	1.275
11-2	1.273
11-3	1.026
11-4	1.018
11-5	1.160
11-6	1.028
11-7	1.026
11-8	1.108
11-9	1.111
11-10	1.272

WITNESS the signature of the Developer by its duly authorized officer on the date first above written.

BRIGHT AND LOGSDON DEVELOPERS, INC.

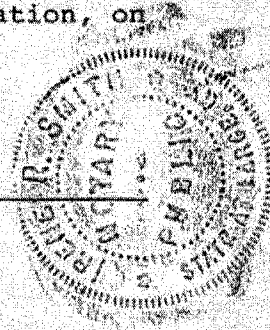
By Roger R. Bright
President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this day of November, 1976, by Roger R. Bright, President, of Bright and Logsdon Developers, Inc., a Kentucky corporation, on behalf of the corporation.

My commission expires: My Commission Expires November 26, 1979

Notary Public
Kentucky State at Large



This Instrument Prepared by
Mark B. Davis, Jr.
William C. Stone
BROWN, TODD & HEYBURN
1600 Citizens Plaza
Louisville, Kentucky 40202

END OF DOCUMENT

William C. Stone