



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2017133724

BATCH # 80378

JEFFERSON CO, KY FEE \$16.00

PRESENTED ON: 06-13-2017 7 08:52:49 AM

LODGED BY: THOMAS DODSON & WOLFORD

RECORDED: 06-13-2017 08:52:49 AM

BOBBIE HOLSCRAW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

BK: D 10908

PG: 185-189

SECOND AMENDMENT TO MASTER DEED
FOR BYCK'S LOFTS

Byck's Lofts Council Of Co-Owners, Inc., the incorporation of the council of co-owners of Byck's Lofts condominiums upon the written approval of greater than 75% of the total percentage interest of the unit owners does hereby amend the Master Deed recorded in Deed Book 9220, Page 173 in the Office of the County Clerk of Jefferson County, Kentucky as follows:

1. Subsection 5 of section F contained on pages 13 and 14 of the Master Deed should be deleted and in its stead should be substituted the following:

"5(a) No unit may be leased, rented or occupied by a tenant, or other person who pays rent, for a period of thirty (30) days or more unless:

- i) the unit may not be sublet for a period of less than thirty (30) day;
- ii) a fully executed copy of any proposed lease is delivered to the Board ten (10) days before the lease term is to begin;
- iii) any such lease or rental agreement shall be subject to the terms and conditions of the Master Deed, Bylaws and rules & regulations ("restrictions");
- iv) the unit shall be properly registered with the appropriate governmental agency.

(b) Any unit that is leased, rented, or occupied by a tenant or other person who pays rent, for a period of less than thirty (30) days ("short term rentals"), shall be subject to the following:

- i) the unit may not be subletted;
- ii) all such short term rentals shall be executed through a reputable third party facilitators such as but not limited to: Airbnb, VRBO (Vacation Rental By Owner), Loft, or HomeAway;
- iii) all short term guests shall abide by Byck's Lofts Master Deed, Bylaws and rules & regulations;
- iv) all rental agreements/contracts shall be forwarded to the Board, upon request;
- v) all units used as a short term rental shall be properly registered with the appropriate governmental agency; and
- vi) the following rules & regulations shall be posted on the owner's third party short term web page:

"No events, no parties, no pets, no smoking in units or common spaces, no alteration of units or common spaces, no transmission of security codes and renters must abide by the building noise ordinance of 11:00 p.m. on

weeknights, midnight on weekends, and overnight occupancy shall not exceed 2 people per bedroom."

2. Except as set forth above to the contrary, all terms and conditions of the Master Deed and the previous amendments thereto shall remain in full force and effect.

IN TESTIMONY whereof witness the signatures of the duly authorized officer of Byck's Lofts Council Of Co-Owners, Inc. effective this 9th day of June 2017.

BYCK'S LOFTS Council Of Co-Owners, Inc.

JOSHUA L. KOERBER
President

BY: [Signature]

LINDA SHAW
Corporate Secretary

BY: Linda Shaw

COMMONWEALTH OF KENTUCKY)

)ss.

COUNTY OF JEFFERSON)

Acknowledged before me by Linda Shaw ^{corp sec.} as President and Joshua Koerber Pres as Corporate Secretary of Bycky's Lofts Council Of Co-Owners, Inc. this 9th day of June, 2017.


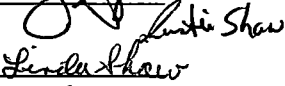
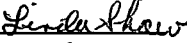
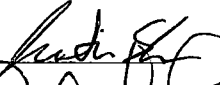
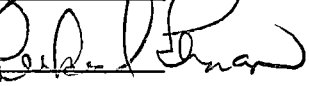
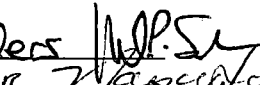
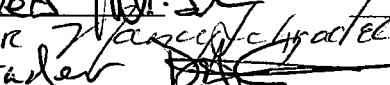
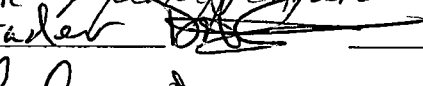
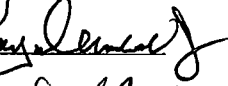


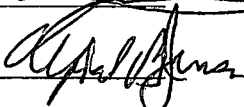
My commission expires: 4-7-19 Sharon R. Casper
Notary Public

THIS INSTRUMENT PREPARED BY:

[Signature]
Harold W. Thomas
THOMAS, DODSON & WOLFORD, PLLC
9200 Shelbyville Road, Suite 611
Louisville, Kentucky 40222
(502) 426-1700
Attorney for Byck's Lofts Council of
Co-Owners, Inc.

EXHIBIT A

The following unit owners of Byck's Lofts Council Of Co-Owners, Inc. do, by their signatures hereto, indicate their approval of the attached Amendment to Master Deed For Byck's Lofts.

	<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
1.	<u>JOSHUA L. KOEPPER</u> 	<u># 202</u>
2.	<u>JUSTIN SHAW</u>  Justin Shaw <u>LINDA SHAW</u>  Linda Shaw	<u># 201</u>
3.	<u>Justin Shaw</u> 	<u># 306</u>
4.	<u>Richard LEONARD</u> 	<u># 305</u>
5.	<u>Michael P. Saunders</u>  M.P.S. <u>NANCY SCHRADER</u>  Nancy Schrader	<u># 307</u>
6.	<u>Dwane A. Schrader</u> 	<u>402</u>
7.	<u>Ray Derman</u> 	<u>404</u>
8.	<u>Janet M Carson</u> 	<u>1/2 # 403</u>
9.	<u>Andrew Johnson</u> 	<u># 304</u>
10.	<u>Alfred B Jensen</u> 	<u># 301</u>

COMMONWEALTH OF KENTUCKY)
)ss.
 COUNTY OF JEFFERSON)

Acknowledged before me a Notary Public this 9 day of June, 2017.

My commission expires: 4-7-19


 Notary Public



EXHIBIT A

The following unit owners of Byck's Lofts Council Of Co-Owners, Inc. do, by their signatures hereto, indicate their approval of the attached Amendment to Master Deed For Byck's Lofts.

	<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
11.	<u>Alfred Bertha Jensen</u>	<u>401</u>
12.	<u>David Steubert</u>	<u>302, 303, 501, 502, 503</u> <u>COMMERCIAL UNIT (532-537), 536 GARAGE 1</u>
13.	_____	_____
14.	_____	_____
15.	_____	_____

COMMONWEALTH OF KENTUCKY)
)ss.
COUNTY OF JEFFERSON)

Acknowledged before me a Notary Public this 9 day of June, 2017.

My commission expires: 4-7-19

Sharon R. Corcoran
Notary Public

