

THIRD AMENDMENT TO MASTER DEED AND DECLARATION
OF HORIZONTAL PROPERTY REGIME

FOR

THE PROFESSIONAL PARK AT CLAYMONT SPRINGS
f/k/a CLAYMONT SPRINGS PROFESSIONAL PARK
AN OFFICE CONDOMINIUM DEVELOPMENT

THIS DECLARATION is made and entered into this 10 day of February, 2015, by Pleasants Mason Group, LLC, a Kentucky Limited Liability Company, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, the Declarant acquired certain property in Oldham County, as referenced in Deed dated September 6, 2006 of record in Deed Book 876, Page 379, in the office of the County Clerk of Oldham County, Kentucky; and

WHEREAS, the Declarant submitted the above referenced property to the condominium form of ownership and use by Master Deed dated August 16, 2007, of record in Deed Book 904, Page 304, in the office of the Clerk aforesaid, thereafter twice amended by First Amendment to Master Deed dated February 22, 2008, of record in Deed Book 918, Page 164, and by Second Amendment to Master Deed signed September 10, 2008, of record in Deed Book 933, Page 369 in the Oldham County Court Clerk's Office; and

WHEREAS Declarant now desires to submit to the horizontal property regime additional units known as Suite 10 (Unit 10) and Suite 12 (Unit 12) in Building No. 1 and desires to amend the Master Deed to provide for same.

NOW, THEREFORE, pursuant to the power to amend as retained in the aforementioned Master Deed, Declarant does hereby amend the aforementioned Master Deed to declare, establish and submit additional units known as Suite 10 (Unit 10) and Suite 12 (Unit 12), Building 1, as referenced on **Exhibit A** attached hereto and amending the condominium regime as shown on the original Plans previously recorded in Condominium Plat Book 1, Pages 177 and 178, as amended in Condominium Plat Book 1, Page 198, in the office of the Clerk aforesaid, later amended in Condominium Plat Book 2, Page 12, and as now further amended by amended plat recorded in Condominium Plat Book 2, Page 41, all of which are hereby incorporated by reference herein and made a part hereof.

The percentage of ownership of each unit in The Professional Park at Claymont Springs is also hereby amended as shown on the attached **Exhibit A** incorporated herein by this reference.

IN TESTIMONY WHEREOF, witness the signature fo the Declarant, the day and year first above written.

PLEASANTS MASON GROUP, LLC
A Kentucky Limited Liability Company

By: *Daniel M. Perkins* Member

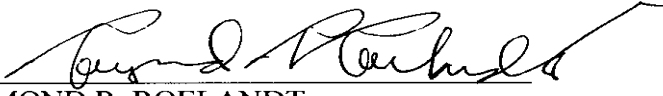
STATE OF KENTUCKY)
)
COUNTY OF OLDHAM)

The foregoing instrument was acknowledged and sworn before me this ~~10~~ ^{February} day of ~~September~~, 20 15, by Daniel M. Perkins, as Member of **PLEASANTS MASON GROUP, LLC**, a Kentucky Limited Liability Company, for and on behalf of said company.

My commission expires: 11-18-2015

Candice L. Sloan
NOTARY PUBLIC
STATE OF KENTUCKY AT LARGE

PREPARED BY:



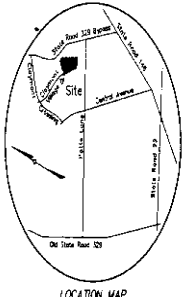
RAYMOND R. ROELANDT
ATTORNEY AT LAW
P.O. BOX 307
6506 W. HIGHWAY 22
CRESTWOOD, KENTUCKY 40014
502-241-4660

R:\CORP\Claymont Springs Office Park\third amendment-master deed.wpd

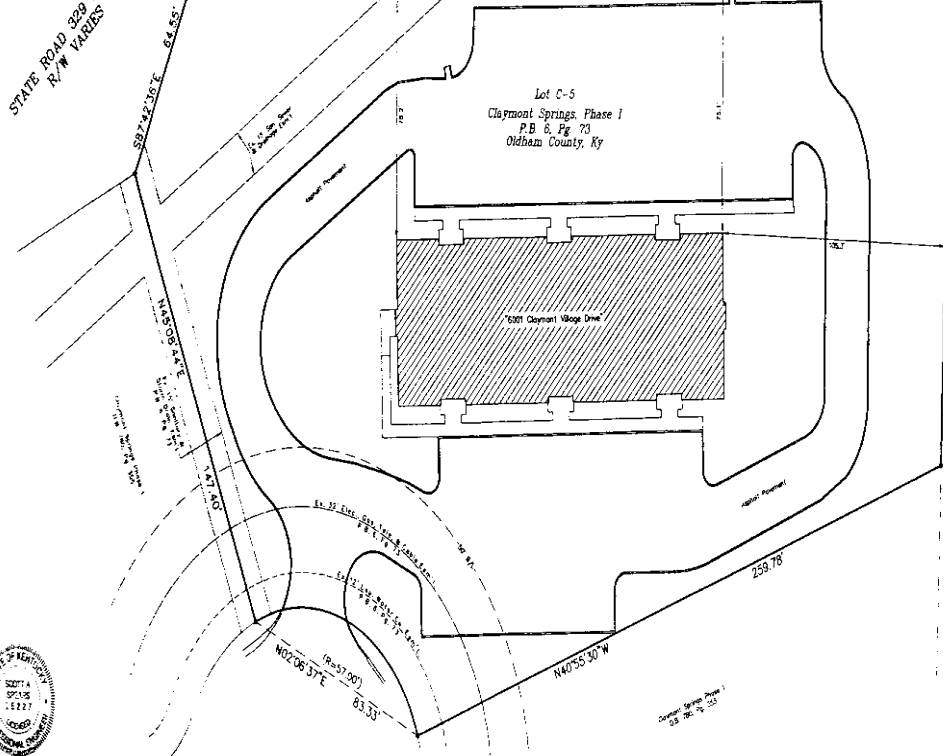
EXHIBIT A

Percentage of Ownership
and
Percentage Interest of Each Unit in Common Elements
for
The Professional Park at Claymont Springs

<u>Building No.</u>	<u>Unit No.</u>	<u>Area in Square Feet (Floor Space)</u>	<u>Percentage Interest</u>
1	Suite 1	1,217.33	12.70%
1	Suite 2	1,217.79	12.70%
1	Suite 7	1,166.40	12.16%
1	Suite 8	2,413.63	25.17%
1	Suite 10	2,413.93	25.17%
1	Suite 12	1,159.68	12.09%
	TOTALS	9,588.76	100.00



STATE ROAD 328 BYPASS
R/W VALUES



GENERAL NOTES:

1. SEE SHEET 2 FOR OVERALL DIMENSIONS OF THIS BUILDING.
2. ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90 DEGREES OR AS SHOWN.
3. EACH CONDOMINIUM UNIT CONSIST OF SPACE BOUNDED BY A VERTICAL PROJECTION OF THE CONDOMINIUM UNIT BOUNDARY LINES AS SHOWN BY THE HORIZONTAL PLANES AT THE FLOOR AND CEILING ELEVATIONS OR AS SHOWN.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE DRAWINGS AND PLANS OF THE PROFESSIONAL PARK AT CLAYMONT SPRINGS, A "CONDOMINIUM PROJECT" SHOWING THE LAYOUT, LOCATION, SITE NUMBER AND DIMENSIONS OF THE UNIT. THESE PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION AND DIMENSIONS OF THE UNITS AS SHOWN.

Scott A. Spitzer
1-14-15
LICENSED PROFESSIONAL ENGINEER DATE



THE VERIFICATION AND CERTIFICATION WAS SHOWN TO BEFORE ME BY SCOTT A. SPITZER OF LAND DESIGN & DEVELOPMENT, INC. ON THE 14th DAY OF January, 2015.

My Commission Expires *Oct 6, 2016*
Notary Public

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAN FOR BUILDINGS WAS MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AND THE VERTICAL ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM RECORDS AND EXISTING MONUMENTS FOUND IN THE FIELD, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

David W. Blair #3492 1-14-15
LICENSED PROFESSIONAL SURVEYOR DATE



THE VERIFICATION AND CERTIFICATION WAS SHOWN TO BEFORE ME BY DAVID W. BLAIR OF LAND DESIGN & DEVELOPMENT, INC. ON THE 14th DAY OF January, 2015.

My Commission Expires *Oct 6, 2016*
Notary Public



**THE PROFESSIONAL PARK AT
CLAYMONT SPRINGS
(SHEET 1 OF 2)**

ENGINEER/LAND SURVEYOR

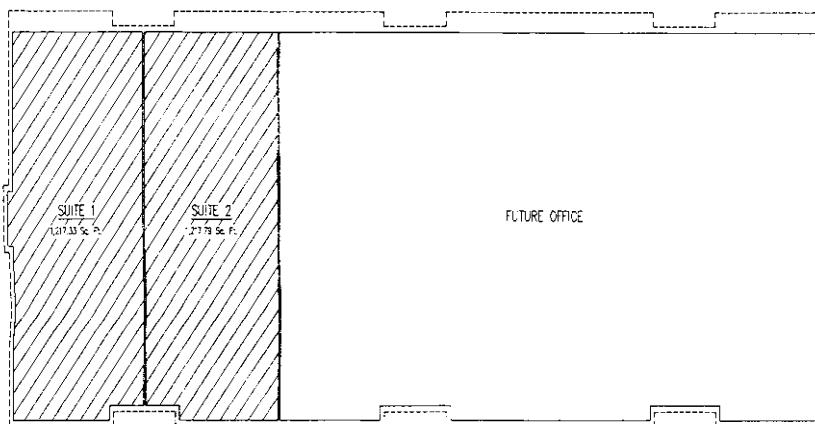
LAND DESIGN & DEVELOPMENT, INC.
10000 LANE SPRING LANE SUITE 100
CRESTWOOD, KENTUCKY 40014
PHONE: 502-338-3311 FAX: 502-338-3312
WWW.LD&D-INC.COM

OWNER/DEVELOPER:
PLEASANTS MASON GROUP, LLC
6100 CLAYMONT VILLAGE DRIVE, SUITE 7
CRESTWOOD, KENTUCKY 40014
CDED BOOK 876, PAGE 379

RECORDING INFORMATION
RECORDING NUMBER: 2015-0122
FILE NO.: 888
COUNTY CLERK: ALAN COOPER
COUNTY CLERK: JAMES DUNN
COUNTY CLERK: JAMES DUNN
BOOK: 876, PAGE: 379

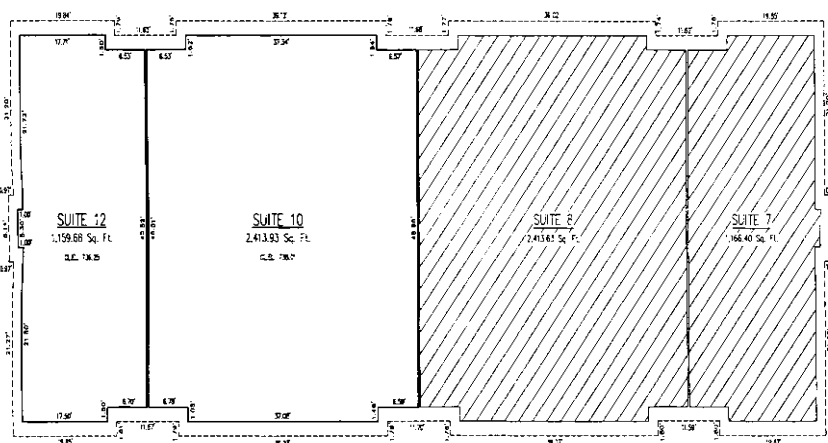
PLAT DATE: 1/13/15

Exhibit A



UPPER LEVEL

FINISHED FLOOR ELEV. = 740.25
 CEILING ELEV. = 748.72



LOWER LEVEL

FINISHED FLOOR ELEV. = 727.21

**THE PROFESSIONAL PARK AT
 CLAYMONT SPRINGS**
 (SHEET 2 OF 2)

ENGINEER/LAND SURVEYOR



OWNER/DEVELOPER:

PLEASANTS MASON GROUP, LLC
 5100 CLAYMONT VILLAGE DRIVE, SUITE 7
 CRESTWOOD, KENTUCKY 40014
 DEED BOOK 876, PAGE 379

SCALE: 1/8"=1'-0"
 PLAT DATE: 11/13/15

DOCUMENT NO. 490896
 RECORDED: FEBRUARY 13, 2015 01:50:00 PM
 TOTAL FEES: \$22.00
 COUNTY CLERK: JUDITH K. BARR
 DEPUTY CLERK: PHYLLIS COUSENS
 COUNTY: OLDHAM COUNTY
 BOOK: D1100 PAGE: 406

LEGEND

- C.E. - CEILING ELEVATION
- LIMITS OF OWNERSHIP
- - - LIMITS OF COMMON SPACE (BUILDING EXTERIOR)

DOCUMENT NO: 490896
 RECORDED: February 13, 2015 01:50:00 PM
 TOTAL FEES: \$22.00
 COUNTY CLERK: JULIA K BARR
 DEPUTY CLERK: PHYLLIS COUSENS
 COUNTY: OLDHAM COUNTY
 BOOK: D1100 PAGES: 401 - 406

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