

For ~~Deed of Release~~ Amendment
to Deed
Deed Book 0584 Page 359
Nora McCawley, Bullitt County Clerk
By: R. Waters, DC

**22476 SEVENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
"PARK HILL CONDOMINIUMS"**

THIS SEVENTH AMENDMENT made and entered into by PARK HILL, INC., a Kentucky Corporation, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, by a Master Deed and Declaration of Condominium Regime dated July 6, 2000, appearing of record in Deed Book 0506, Page 055, as amended in Deed Book 507 Page 228, as amended in Deed Book 510 Page 629, as amended in Deed Book 514 Page 398, as amended in Deed Book 542 Page 682, as amended in Deed Book 555 Page 618 and all Amendments thereto, all in the Office of the Clerk of Bullitt County, Kentucky, the Developer subjected and submitted certain real property to the condominium property law, and as amended; and,

WHEREAS, under the said Master Deed the right was specifically reserved unto the Developer to amend the Master Deed and/or plans recorded therewith; and,

WHEREAS, the Developer is the owner and wishes to amend the Master Deed, and

WHEREAS, the Developer wishes to add to the condominium regime Phase VII(7), Building Number One (1) consisting of units FIFTYEIGHT(58) through SIXTYFIVE(65), and

WHEREAS, the Developer wishes to amend the Project Rules for the Condominium Association.

NOW THEREFORE, the Developer for the purposes hereinabove set forth and pursuant to provisions set forth in the Master Deed for "Park Hill Condominiums" recorded as above and in accordance with and by means of powers therein reserved and conferred on it, does hereby amend the Master Deed by incorporating the following:

1. Further declaring that the additional property described in Exhibit A, attached hereto and incorporated herein is annexed into and shall be governed in all respects by the terms and conditions of the condominium regime referred herein.
2. Amending the legal descriptions of the units which are set forth in the Master Deed according to the descriptions contained in Exhibit B, attached hereto and incorporation herein. The units referred in Exhibit B are also shown on drawings attached hereto which show the units as built.
3. Amending the schedule of percentages of ownership interest in the common elements appurtenant to each unit set forth in the Master Deed and to reallocate said percentages as shown on Exhibit C attached hereto and incorporated herein and this allocation is accomplished as follows:

For ~~Deed of Release~~ Amendment
to Deed
See Deed Book 579 Page 525
Nora McCawley, Bullitt County Clerk
By: R. Waters, DC

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(A) The Developer, to the extent necessary, hereby exercising all of the rights conferred upon it by the Declaration of Master Deed and all powers of attorney granted to it by all unit owners of the existing units, thereby divesting them of that portion of their units share in the existing common elements which must be allocated to the new units to obtain the percentage interest in the aggregated common elements in each unit shown in the above referenced schedule.

(B) The Developer to the extent necessary hereby exercises all powers of attorney granted to it and powers of appointment reserved by it and hereby grants and conveys and sets over to each owner of existing units that share in the new common elements which is necessary to obtain for each existing unit its share in the aggregated common elements as shown in the aforesaid schedule.

(C) The meaning of all of the terms referred to herein are as described in the Master Deed.

4. Developer hereby amends the Project Rules for the Condominium Association as follows:

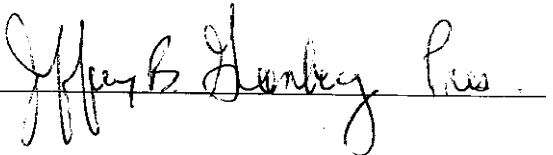
(A) There shall not be any open flame charcoal barbecues permitted in the condominium common areas.

(B) Under current Rule #33 maintenance fees are officially to be moved to semi-annually collections.

Except as set forth herein, the Declaration or Master Deed for "Park Hill Condominiums", shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signature of the Developer, Park Hill, Inc., this the 5th day of December, 2002.


PARK HILL, INC., a Kentucky Corporation
"DEVELOPER"

A handwritten signature in cursive script, appearing to read "Jeffrey B. Lambey", is written over a horizontal line.

STATE OF KENTUCKY)
)SCT.
COUNTY OF JEFFERSON)

I, a Notary Public, in and for the state and county aforesaid, do hereby certify that the foregoing was produced to me in said state and county and acknowledged and delivered before me by Jeffrey Greenberg as President of Park Hill, Inc., Developer herein.


Witness my hand this 5th day of December 2002.



Notary Public, Jefferson County, KY

My commission expires: 8.2.2015

This instrument prepared by:



Richard T. Frank
Goldberg & Simpson, PLLC
10600 Timberwood Circle, Suite 1
Louisville, KY 40223

Exhibit "A"

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**LEGAL DESCRIPTION FOR
PHASE 7 - BUILDING NO. 1
PARK HILL CONDOMINIUMS
MT. WASHINGTON, KENTUCKY**

**Prepared For
Park Hill, Inc.
10600 Timberwood Circle, Suite 4
Louisville, Kentucky 40223**

December 2, 2002

Beginning at an existing PK nail located at the Northeast corner of property conveyed to Park Hill, Inc. by deed of record in Deed Book 448, Page 11 in the office of the County Clerk of Bullitt County, Kentucky; said existing PK nail is also common to the South right-of-way line of Kentucky Highway 44 and the East right-of-way line of Central Boulevard by plat of record in Cabinet 2, Slide 381 in the office of the County Clerk of Bullitt County, Kentucky; thence, continuing from the existing PK nail in a Southwesterly direction along the South right-of-way line of Kentucky Highway 44, South $78^{\circ}47'20''$ West, a distance of 70.30 feet to a point, said point is also on the West right-of-way line of Central Boulevard; thence, leaving the South right-of-way line of Kentucky Highway 44 and continuing along the West right-of-way line of Central Boulevard in a Southeasterly direction, South $16^{\circ}30'09''$ East, a distance of 159.42 feet to a point; thence, continuing along the West right-of-way line of Central Boulevard in a Southeasterly direction, South $30^{\circ}25'57''$ East, a distance of 45.51 feet to a point, said point being the true point of beginning of Phase 7 - Building No. 1 of the Park Hill Condominiums; thence, from the true point of beginning and continuing along the West right-of-way line of Central Boulevard in a Southeasterly direction, South $30^{\circ}25'57''$ East, a distance of 105.07 feet to a point; thence, leaving the West right-of-way line of Central Boulevard and continuing along a line in a Southwesterly direction, South $81^{\circ}32'21''$ West, a distance of 149.56 feet to a point; thence, continuing along a line in a Northwesterly direction, North $08^{\circ}27'39''$ West, a distance of 97.44 feet to a point; thence, continuing along a line in a Northeasterly direction, North $81^{\circ}32'25''$ East, a distance of 110.25 feet to the true point of beginning. Said Phase 7 contains 0.291 acres.

EXHIBIT "B"

PROJECT: PARKHILL CONDOMINIUMS
PHASE SEVEN(7)

UNIT#	BUILDING NO. 1 LIVING AREA(SQ. FEET)
#58	900.00
#59	947.76
#60	947.76
#61	900.00
#62	900.00
#63	947.76
#64	947.76
#65	900.00
<hr/>	
TOTALS	7391.04

NOTE:

900 square foot units are generally called the "Somerset" units.
947.76 square foot units are generally called the "Glasgow" units.

EXHIBIT "C"

PROJECT: PARKHILL CONDOMINIUMS
 PHASE ONE, TWO, THREE, SIX, FIVE & SEVEN
 ESTIMATED % OF COMMON INTEREST SCHEDULE

UNIT#	BUILDING LIVING AREA(SQ. FEET) PROJECT	NET % OF PROJECT
BUILDING EIGHT (8)		
#1	900.00	2.03%
#2	947.76	2.14%
#3	947.76	2.14%
#4	900.00	2.03%
#5	900.00	2.03%
#6	947.76	2.14%
#7	947.76	2.14%
#8	900.00	2.03%
BUILDING SEVEN (7)		
#9	900.00	2.03%
#10	947.76	2.14%
#11	947.76	2.14%
#12	900.00	2.03%
#14	900.00	2.03%
#15	947.76	2.14%
#16	947.76	2.14%
#17	900.00	2.03%
BUILDING SIX (6)		
#18	900.00	2.03%
#19	947.76	2.14%
#20	947.76	2.14%
#21	900.00	2.03%
#22	900.00	2.03%
#23	947.76	2.14%
#24	947.76	2.14%
#25	900.00	2.03%
BUILDING TWO(2)		
#50	900.00	2.03%
#51	947.76	2.14%
#52	947.76	2.14%
#53	900.00	2.03%
#54	900.00	2.03%
#55	947.76	2.14%
#56	947.76	2.14%
#57	900.00	2.03%

BUILDING THREE(3)

#42	900.00	2.03%
#43	947.76	2.14%
#44	947.76	2.14%
#45	900.00	2.03%
#46	900.00	2.03%
#47	947.76	2.14%
#48	947.76	2.14%
#49	900.00	2.03%

BUILDING ONE (1)

#58	900.00	2.03%
#59	947.76	2.14%
#60	947.76	2.14%
#61	900.00	2.03%
#62	900.00	2.03%
#63	947.76	2.14%
#64	947.76	2.14%
#65	900.00	2.03%

TOTALS	44346.24	100.00%
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NOTE:

900 square foot units are generally called the "Somerset" units.
947.76 square foot units are generally called the "Glasgow" units.

PROFESSIONAL ENGINEER'S CERTIFICATE

I, Richard W. Moore, P.E., A PROFESSIONAL ENGINEER IN THE STATE OF KENTUCKY, DO HEREBY CERTIFY THAT PARKHILL CONDOMINIUMS (BUILDING NUMBER ONE (1), UNITS 58, 59, 60, 61, 62, 63, 64 AND 65) AND IMPROVEMENTS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.

Richard W. Moore

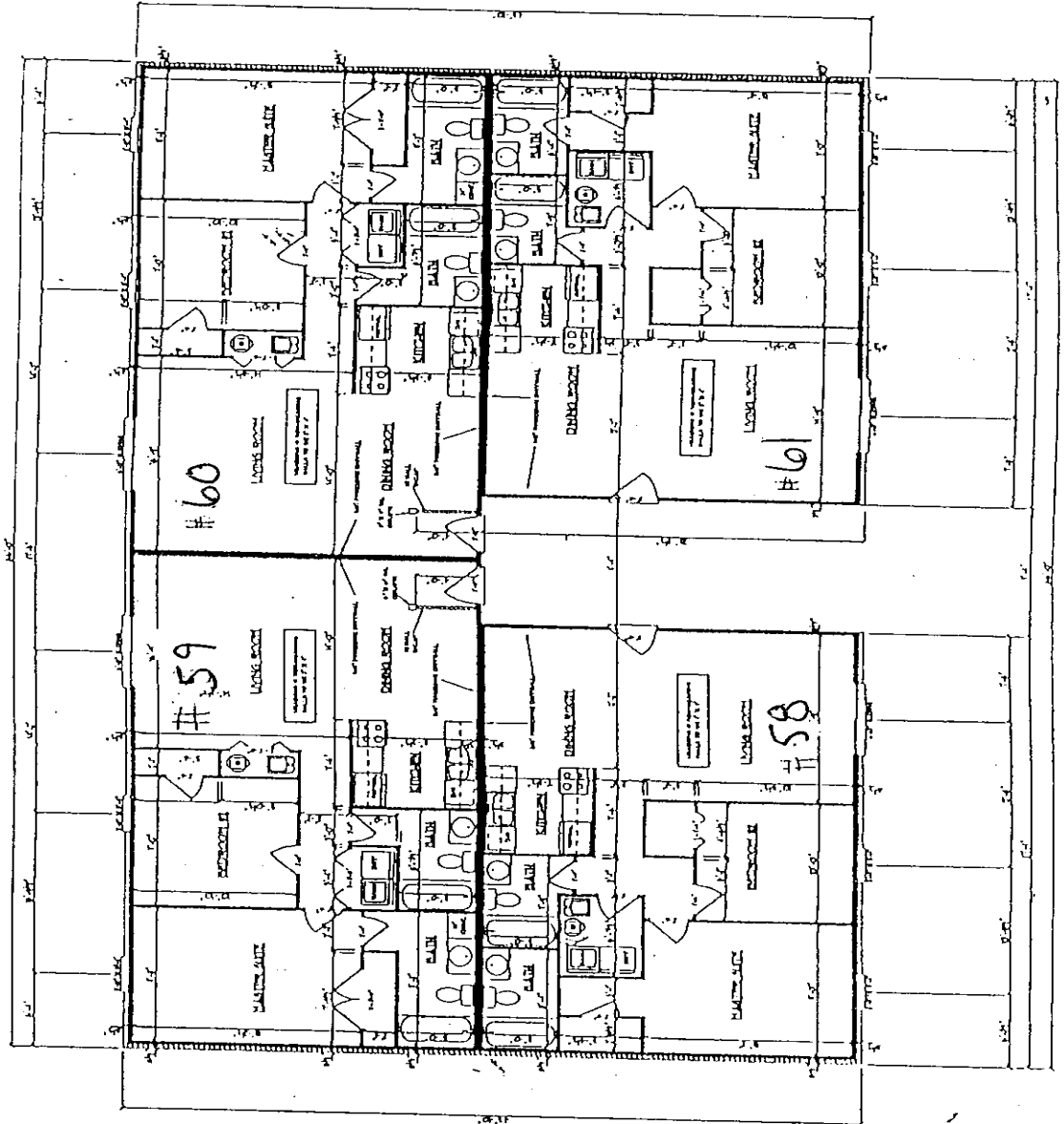
RICHARD W. MOORE
PROFESSIONAL ENGINEER

P.E. # 9690

December 2, 2002
DATE

SCALE
BUILDING PLANT (PARTIAL)
PERSONAL DIMENSIONS
CODE CONTAINED IN
STAMPING CONTRACT

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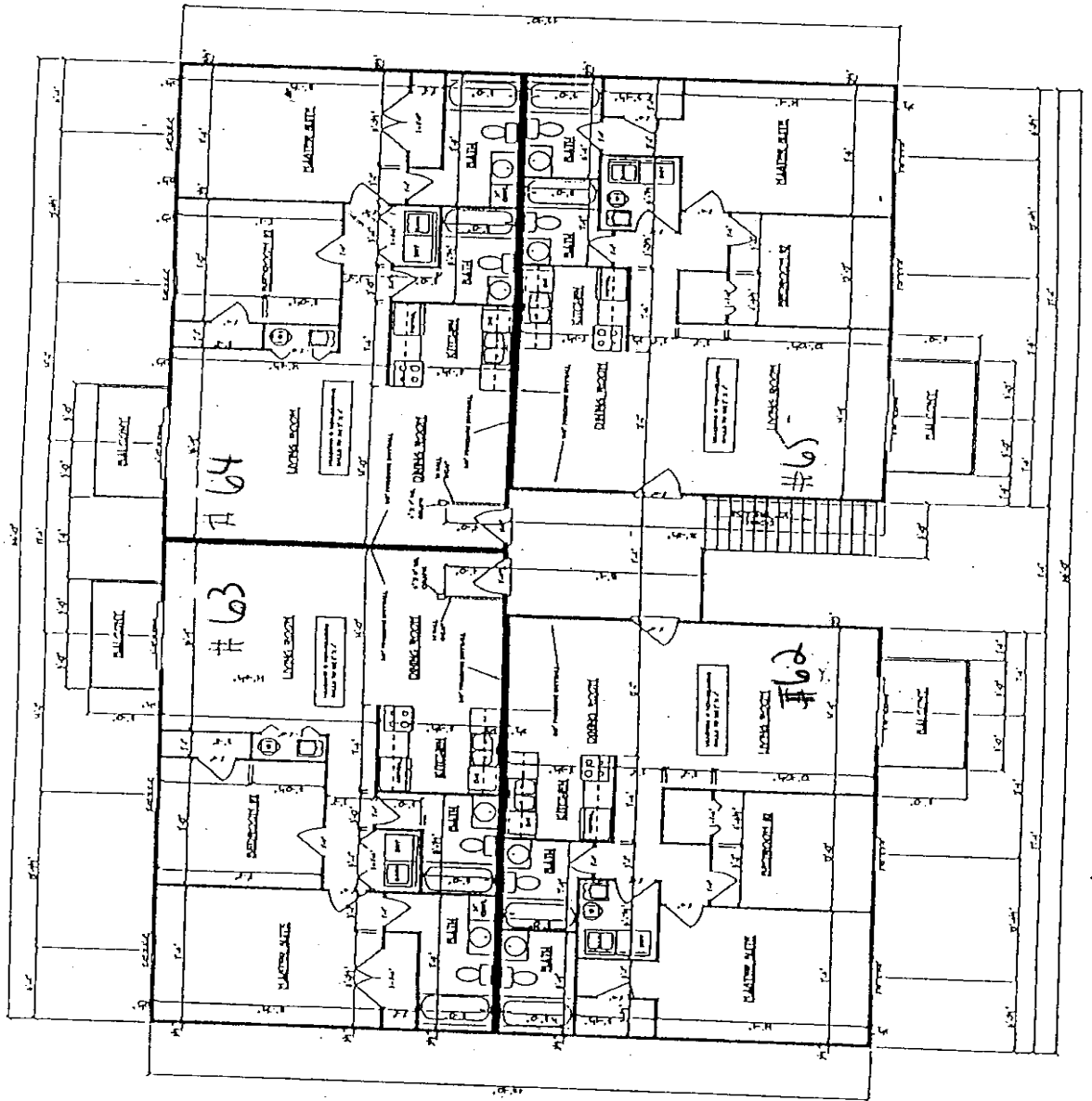
FIRST FLOOR PLAN

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Cardinal
Building No 1

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____

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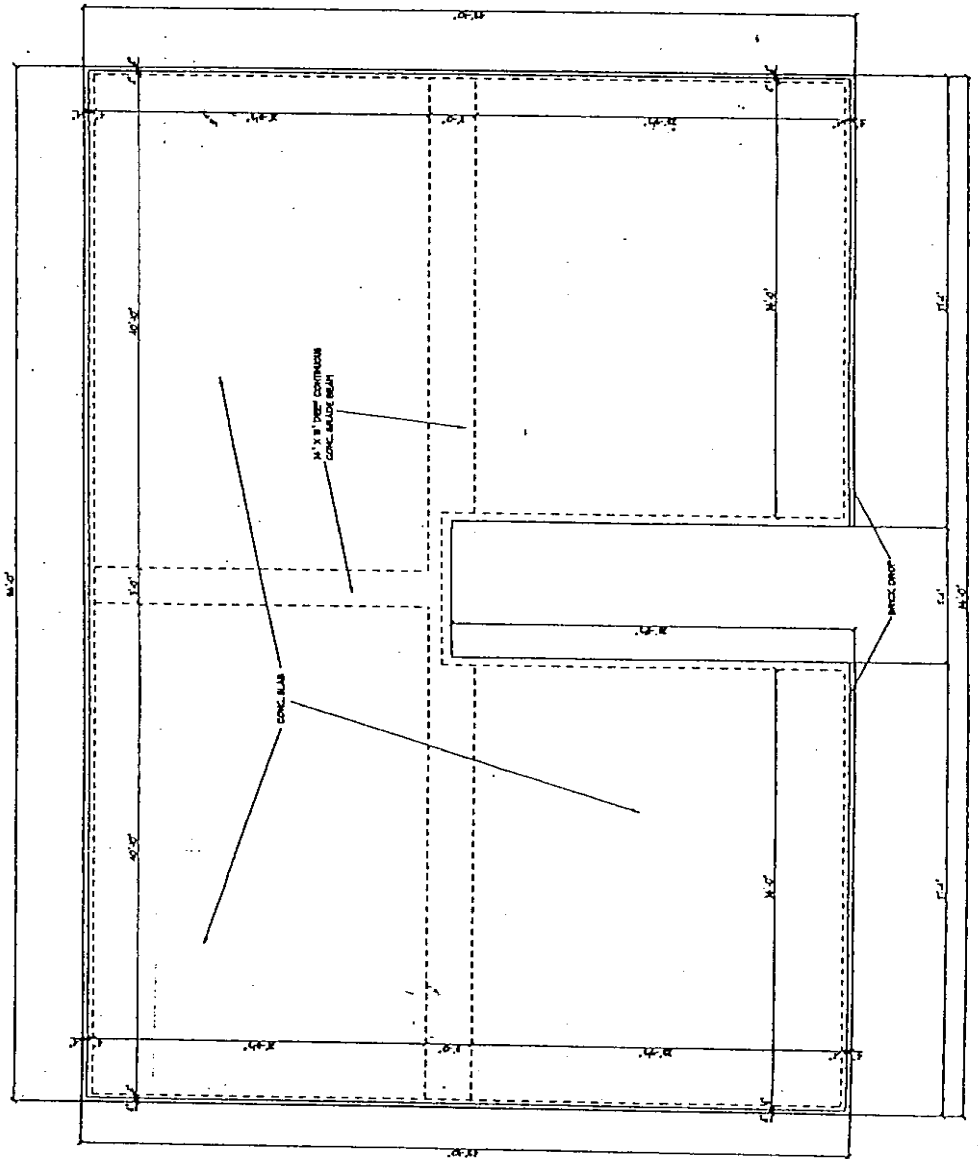


SECOND FLOOR PLAN

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Condominium
Building No. 1

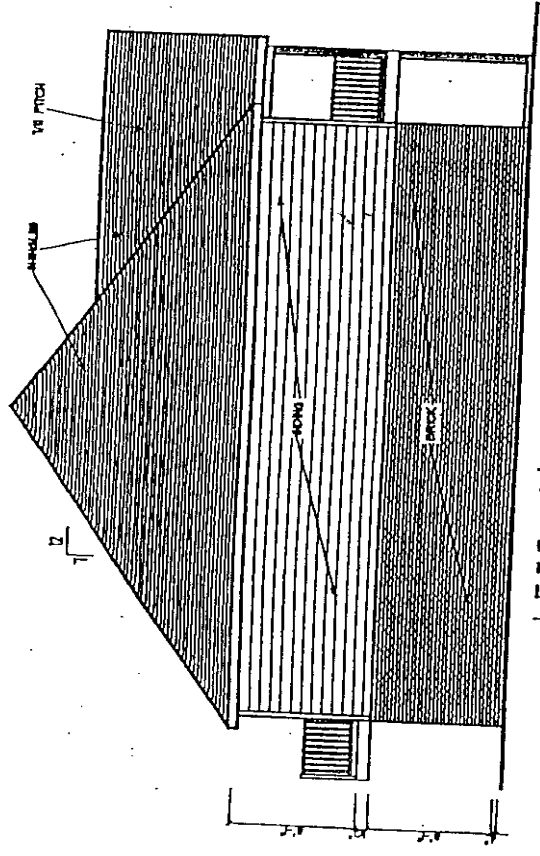
NOTE:
BUILDER MUST VERIFY ALL
DIMENSIONS, DISTANCES AND
CODE COMPLIANCES BEFORE
STARTING CONSTRUCTION.



FOUNDATION PLAN

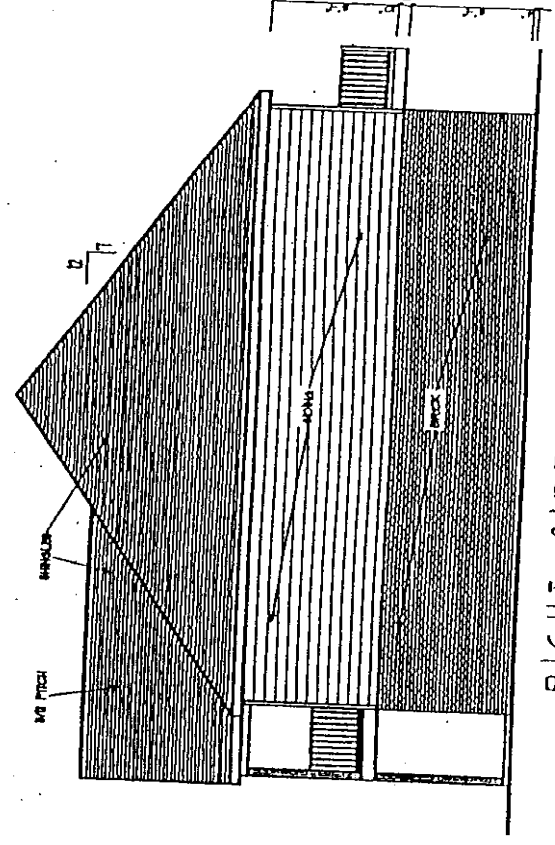
Condominium
Building No. 1

NOTE:
 BUILDERS MUST VERIFY ALL
 DIMENSIONS ON ALL SITES. ALL
 CONSTRUCTION SHALL BE
 IN ACCORDANCE WITH ALL
 CITY CODES AND ALL APPLICABLE
 PERMITS AND REGULATIONS.



LEFT SIDE ELEVATION

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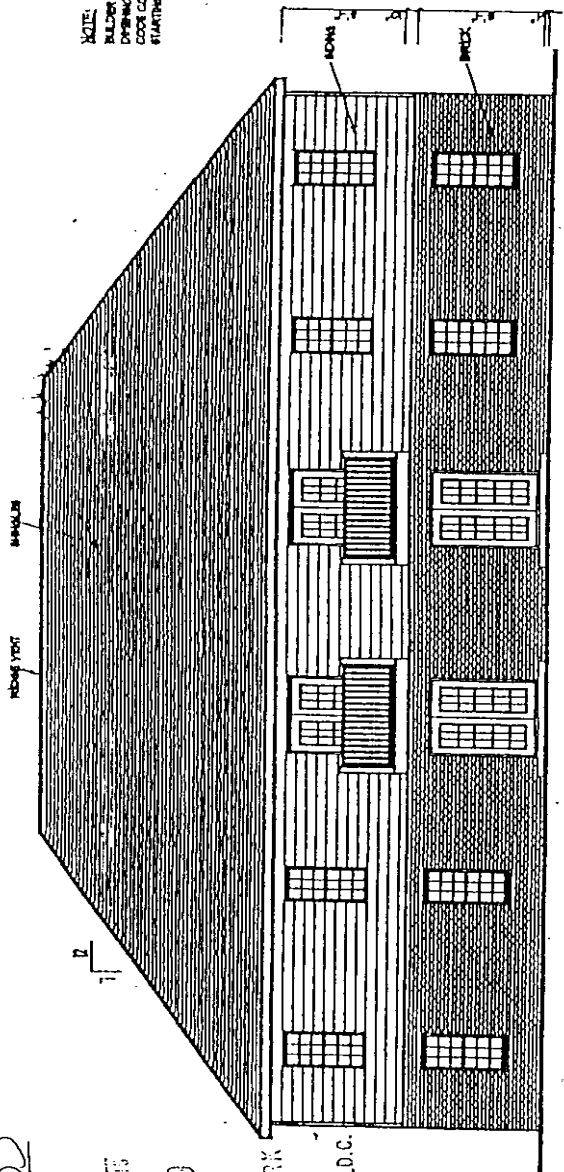


RIGHT SIDE ELEVATION

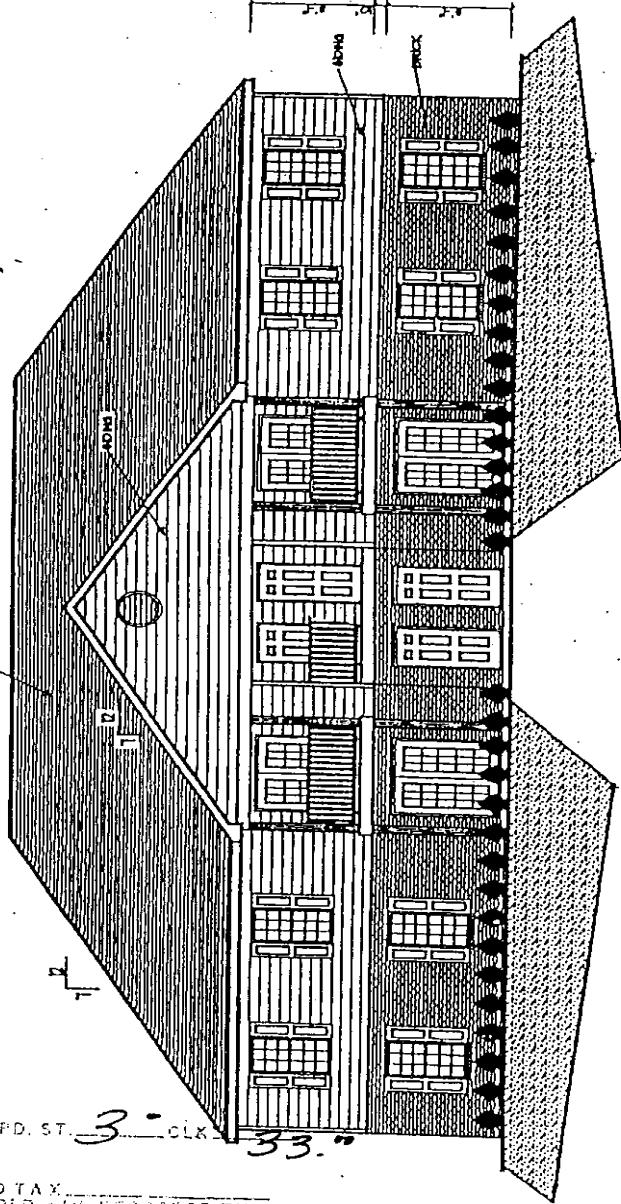
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*Condominium
 Building No 1-*

NOTE:
READER MUST VERIFY ALL
DIMENSIONS, FINISHES AND
CODE COMPLIANCE BEFORE
STARTING CONSTRUCTION



REAR ELEVATION



FRONT ELEVATION

CAR PROPERTIES GROUP
GENERAL CONTRACTORS

FILED. ST. 3' CLK. 33

DEED TO BE RECORDED THIS

01 JUN 27 PM 3:29

ROBERT W. GAVLEY
BULLITT COUNTY CLERK

B. Heston D.C.

FILED. ST. 3' CLK. 33

DEED TAX
LODGED AND RECORDED THIS

02 JAN 15 AM 11:28

ROBERT W. GAVLEY
BULLITT COUNTY CLERK

BY *B. Heston* D.C.

Indemnity
Building No.

FREE PD. ST. 300 CLK 3100

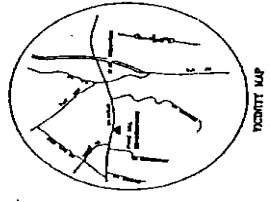
RECORDING LOGGED AND RECORDED THIS

KY HWY 44 - 60' R/W 02 DEC - 9 PM 2:22

DEBRA J. GAVILEY
BULLITT COUNTY CLERK
B. B. Bauding D.C.

ACREAGE TABLE

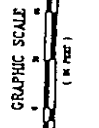
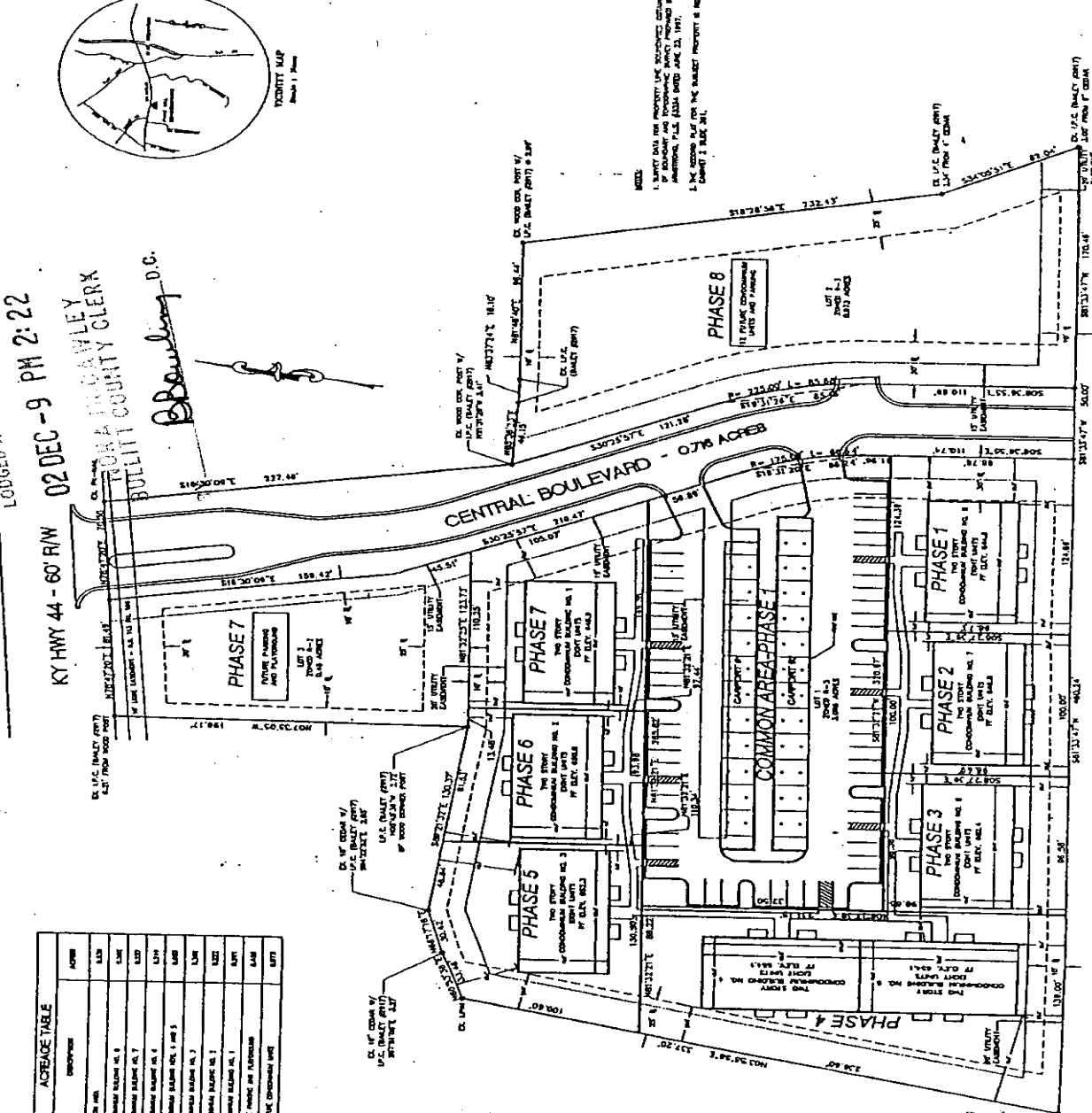
Phase	CONCRETE	ACRES
1	CONCRETE	0.13
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98	CONCRETE	0.13
99	CONCRETE	0.13
100	CONCRETE	0.13



PARK HILL CONDOMINIUMS PHASING PLAN

Phase	Units	Acres
Phase 1	12	0.13
Phase 2	12	0.13
Phase 3	12	0.13
Phase 4	12	0.13
Phase 5	12	0.13
Phase 6	12	0.13
Phase 7	12	0.13
Phase 8	12	0.13
Phase 9	12	0.13
Phase 10	12	0.13
Phase 11	12	0.13
Phase 12	12	0.13
Phase 13	12	0.13
Phase 14	12	0.13
Phase 15	12	0.13
Phase 16	12	0.13
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Phase 18	12	0.13
Phase 19	12	0.13
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Phase 24	12	0.13
Phase 25	12	0.13
Phase 26	12	0.13
Phase 27	12	0.13
Phase 28	12	0.13
Phase 29	12	0.13
Phase 30	12	0.13
Phase 31	12	0.13
Phase 32	12	0.13
Phase 33	12	0.13
Phase 34	12	0.13
Phase 35	12	0.13
Phase 36	12	0.13
Phase 37	12	0.13
Phase 38	12	0.13
Phase 39	12	0.13
Phase 40	12	0.13
Phase 41	12	0.13
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Phase 93	12	0.13
Phase 94	12	0.13
Phase 95	12	0.13
Phase 96	12	0.13
Phase 97	12	0.13
Phase 98	12	0.13
Phase 99	12	0.13
Phase 100	12	0.13

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Category	Value
TOTAL NUMBER OF UNITS	76 (12 FUTURE)
TOTAL NUMBER OF PARKING SPACES	152 (42 FUTURE)
TOTAL ACRES	4.508
DENSITY (UNITS/ACRE)	16.86

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