

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

**33077**

THIS EIGHTH 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, as amended in Deed Book 567 Page 003 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 VIII(8), Building Number Five (5) consisting of units TWENTY SIX(26) through THIRTYTHREE(33), 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:

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MAILED TO:  
PREPARER

(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) Satellite dishes of any kind are prohibited on the property of Park Hill Condominiums. This includes all areas including but not limited to buildings, located in the yards of the property or on porches.

5. Developer hereby amends the Declaration of Master Deed for "Park Hill Condominiums" as follows:

(A) Section B "The Regime shall consist of no more than Seventy-Six(76) separate Condominium Units"... shall be changed to "The Regime shall consist of no more than Eighty-Eight(88) separate Condominium Units".

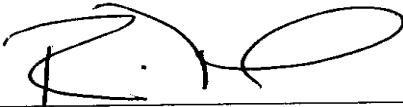
(B) Section H "the administration of the Regime, including the adoption and amendment of the By-Laws, adption of Regime rules, assessment of Common Expenses, and all other matters relating to the governing of the Units of the Regime shall be vested in the Developer until 120 days after the date by which 75% percent of the units have been conveyed to unit owners, or July 1, 2006, whichever first occurs," shall be changed to ..."the administration of the Regime, including the adoption and amendment of the By-Laws, adoption of Regime rules, assessment of Common Expenses, and all other matters relating to the governing of the Units of the Regime shall be vested in the Developer until 120 days after the date by which 100% percent of the units have been conveyed to unit owners, or July 1, 2006, whichever first occurs."

(C) Section N.1 "The unit owners shall obtain insurance coverage at their own expense upon their unit interiors and equipment and personal property including, but not limited to, floor coverings, cabinets, appliances, wall treatments, etc,"...shall further be clarified to read..."The unit owners shall obtain insurance coverage at their own expense upon their unit interiors and equipment and personal property including, but not limited to, drywall and wall finish, floor coverings, cabinets, appliances, wall treatment, etc,"



My commission expires: 8.20.2005

This instrument prepared by:



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

**LEGAL DESCRIPTION FOR  
PHASE 8 - BUILDING NO. 5  
PARK HILL CONDOMINIUMS  
MT. WASHINGTON, KENTUCKY**

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

**May 5, 2003**

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, 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, South  $30^{\circ}25'57''$  East, a distance of 150.58 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 285.82 feet to a point; thence, continuing along a line in a Southeasterly direction, South  $08^{\circ}27'39''$  East, a distance of 116.08 feet to a point, said point being the true point of beginning of Phase 8 - Building No. 5 of the Park Hill Condominiums; thence, continuing from the true point of beginning along a line in a Southeasterly direction, South  $08^{\circ}27'39''$  East, a distance of 115.07 feet to a point, said point lies on the South property line of the property owned by Park Hill, Inc.; thence, continuing along the South property line of Park Hill, Inc. in a Southwesterly direction, South  $81^{\circ}33'47''$  West, a distance of 139.00 feet to a point, said point lies on the West property line of the property owned by Park Hill, Inc.; thence, leaving the South property line of Park Hill, Inc. and continuing along the West property line of Park Hill, Inc. in a Northeasterly direction, North  $03^{\circ}55'58''$  East, a distance of 117.76 feet to a point; thence, leaving the West property line of Park Hill, Inc. and continuing along a line in a Northeasterly direction, North  $81^{\circ}32'21''$  East, a distance of 113.72 feet to the true point of beginning. Said Phase 3 contains 0.334 acres.

C:\OFFICE\WPWIN\WPDOCS\TECHSPEC\PARKHILL\LEGALDE5.WPD

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EXHIBIT "B"

PROJECT: PARKHILL CONDOMINIUMS  
PHASE EIGHT(8)

| UNIT#         | BUILDING NO. 5<br>LIVING AREA(SQ. FEET) |
|---------------|-----------------------------------------|
| #26           | 900.00                                  |
| #27           | 947.76                                  |
| #28           | 947.76                                  |
| #29           | 900.00                                  |
| #30           | 900.00                                  |
| #31           | 947.76                                  |
| #32           | 947.76                                  |
| #33           | 900.00                                  |
| <b>TOTALS</b> | <b>7391.04</b>                          |

**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 & EIGHT  
 ESTIMATED % OF COMMON INTEREST SCHEDULE

| UNIT#              | BUILDING<br>LIVING AREA(SQ. FEET)<br>PROJECT | NET % OF<br>PROJECT |
|--------------------|----------------------------------------------|---------------------|
| BUILDING EIGHT (8) |                                              |                     |
| #1                 | 900.00                                       | 1.74%               |
| #2                 | 947.76                                       | 1.83%               |
| #3                 | 947.76                                       | 1.83%               |
| #4                 | 900.00                                       | 1.74%               |
| #5                 | 900.00                                       | 1.74%               |
| #6                 | 947.76                                       | 1.83%               |
| #7                 | 947.76                                       | 1.83%               |
| #8                 | 900.00                                       | 1.74%               |
| BUILDING SEVEN (7) |                                              |                     |
| #9                 | 900.00                                       | 1.74%               |
| #10                | 947.76                                       | 1.83%               |
| #11                | 947.76                                       | 1.83%               |
| #12                | 900.00                                       | 1.74%               |
| #14                | 900.00                                       | 1.74%               |
| #15                | 947.76                                       | 1.83%               |
| #16                | 947.76                                       | 1.83%               |
| #17                | 900.00                                       | 1.74%               |
| BUILDING SIX (6)   |                                              |                     |
| #18                | 900.00                                       | 1.74%               |
| #19                | 947.76                                       | 1.83%               |
| #20                | 947.76                                       | 1.84%               |
| #21                | 900.00                                       | 1.74%               |
| #22                | 900.00                                       | 1.74%               |
| #23                | 947.76                                       | 1.83%               |
| #24                | 947.76                                       | 1.83%               |
| #25                | 900.00                                       | 1.74%               |
| BUILDING TWO(2)    |                                              |                     |
| #50                | 900.00                                       | 1.74%               |
| #51                | 947.76                                       | 1.83%               |
| #52                | 947.76                                       | 1.83%               |
| #53                | 900.00                                       | 1.74%               |
| #54                | 900.00                                       | 1.74%               |
| #55                | 947.76                                       | 1.83%               |
| #56                | 947.76                                       | 1.83%               |
| #57                | 900.00                                       | 1.74%               |

BUILDING THREE(3)

|     |        |       |
|-----|--------|-------|
| #42 | 900.00 | 1.74% |
| #43 | 947.76 | 1.83% |
| #44 | 947.76 | 1.83% |
| #45 | 900.00 | 1.74% |
| #46 | 900.00 | 1.74% |
| #47 | 947.76 | 1.83% |
| #48 | 947.76 | 1.83% |
| #49 | 900.00 | 1.74% |

BUILDING ONE (1)

|     |        |       |
|-----|--------|-------|
| #58 | 900.00 | 1.74% |
| #59 | 947.76 | 1.83% |
| #60 | 947.76 | 1.83% |
| #61 | 900.00 | 1.74% |
| #62 | 900.00 | 1.74% |
| #63 | 947.76 | 1.83% |
| #64 | 947.76 | 1.83% |
| #65 | 900.00 | 1.74% |

BUILDING FIVE(5)

|     |        |       |
|-----|--------|-------|
| #26 | 900.00 | 1.74% |
| #27 | 947.76 | 1.83% |
| #28 | 947.76 | 1.83% |
| #29 | 900.00 | 1.74% |
| #30 | 900.00 | 1.74% |
| #31 | 947.76 | 1.83% |
| #32 | 947.76 | 1.83% |
| #33 | 900.00 | 1.74% |

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|               |                 |                |
|---------------|-----------------|----------------|
| <b>TOTALS</b> | <b>51737.28</b> | <b>100.00%</b> |
|---------------|-----------------|----------------|

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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 FIVE (5), UNITS 26, 27, 28, 29, 30, 31, 32 AND 33) AND IMPROVEMENTS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.

*Richard W. Moore*

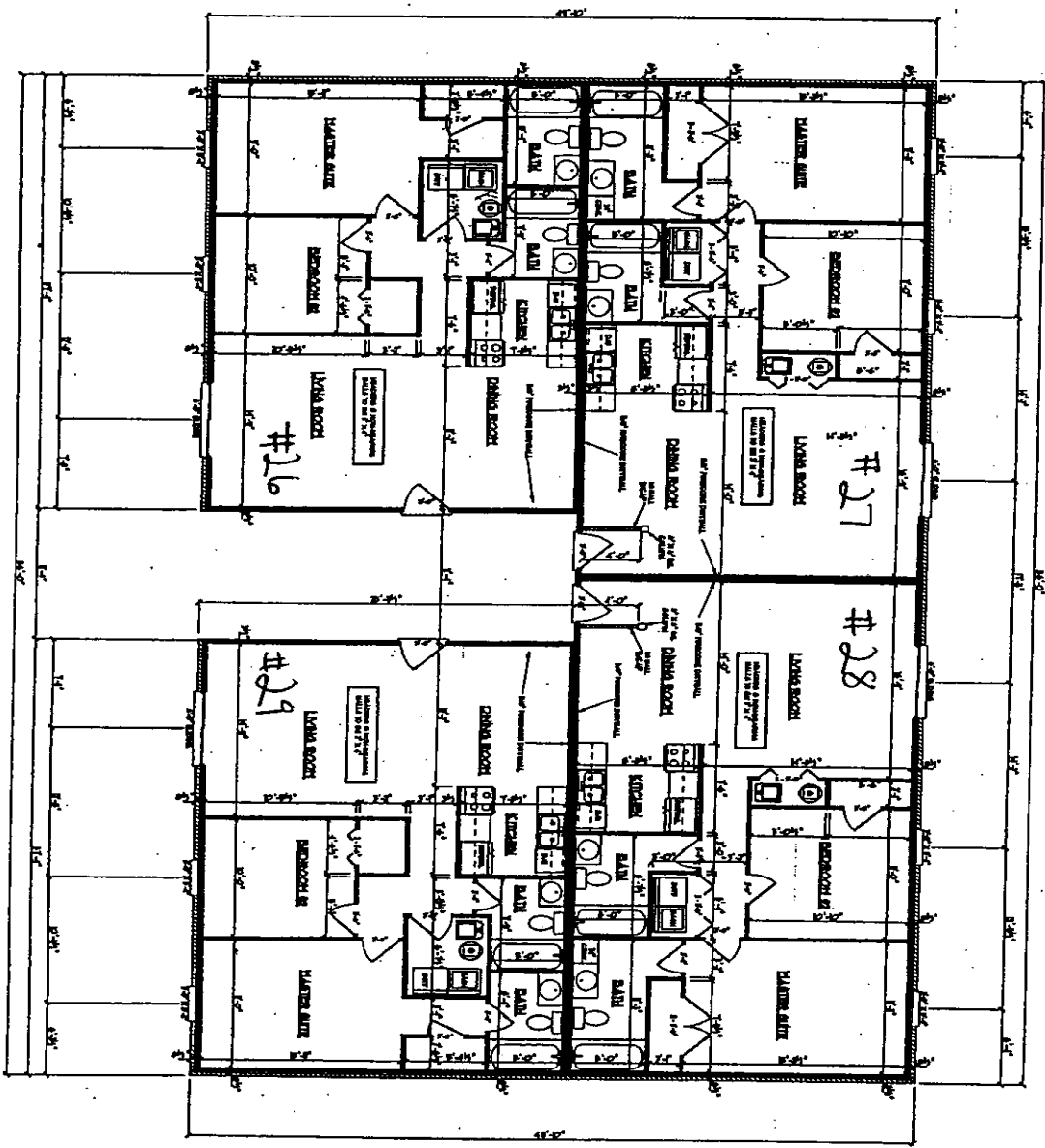
RICHARD W. MOORE  
PROFESSIONAL ENGINEER

P.E. # 9690

May 5, 2003  
DATE

Condominium  
Building Five(5)

FIRST FLOOR PLAN

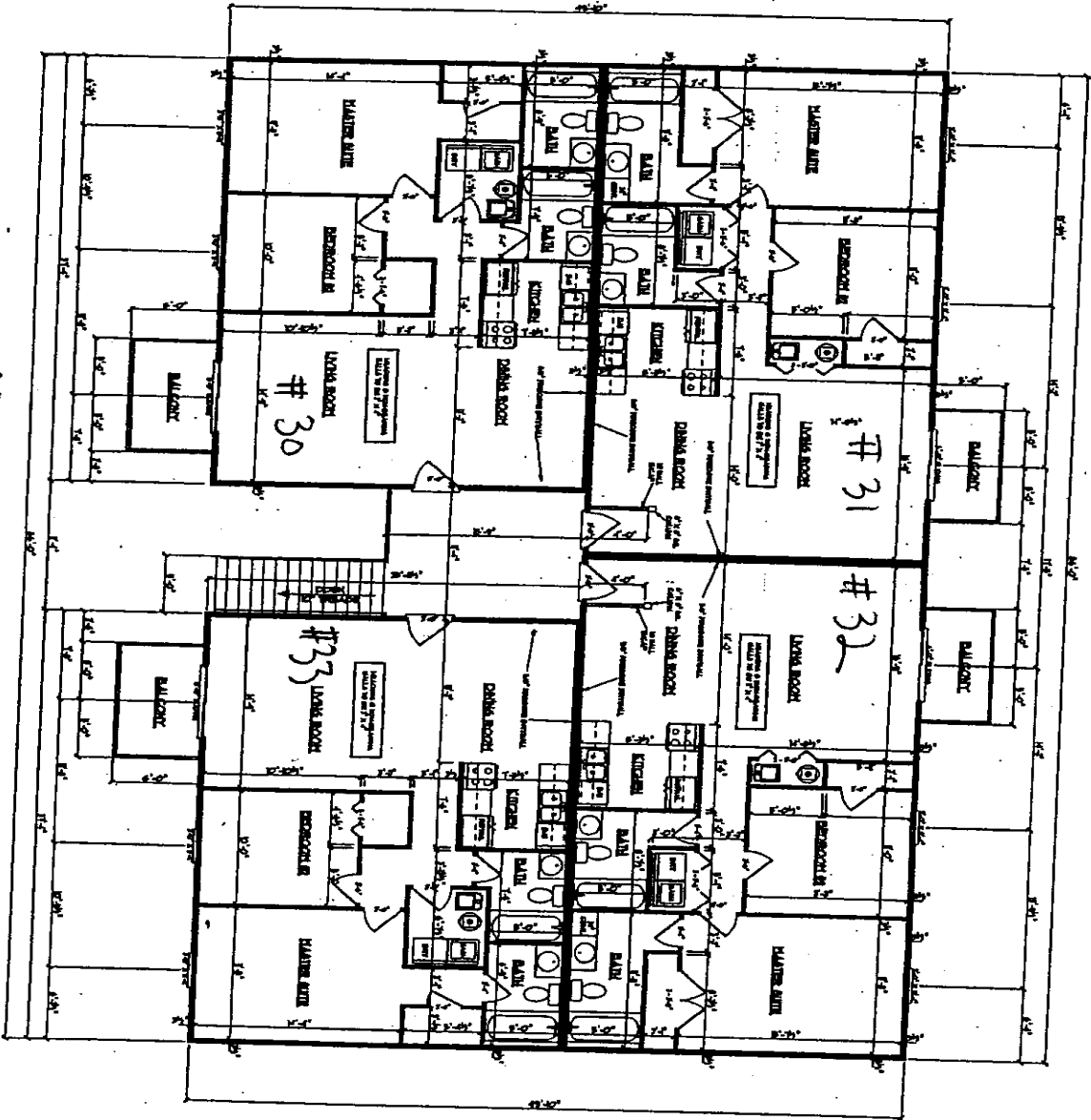


NOTE:  
BUILDER MUST VERIFY ALL  
DIMENSIONS, PERMITS AND  
CODES BEFORE COMMENCING  
STARTING CONSTRUCTION

1 ] ] 1

Condominium  
Building F108(5)

SECOND FLOOR PLAN



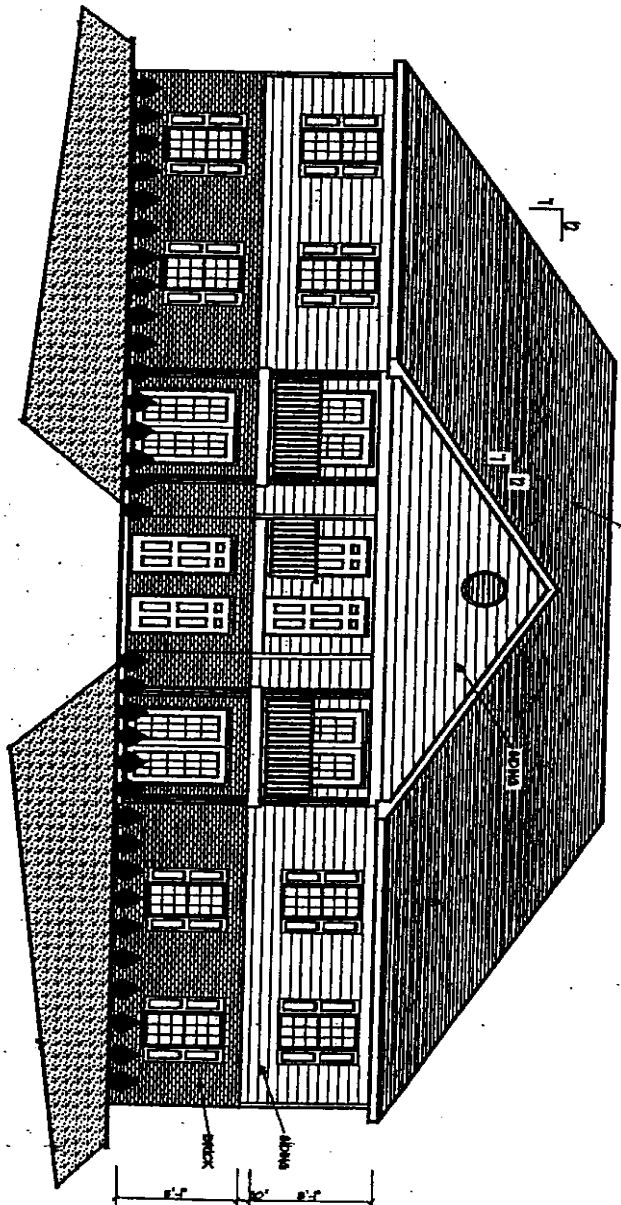
BOOK 0579 PAGE 535  
BOOK 0506 PAGE 075

NOTE:  
FLOOR PLAN VERIFY ALL  
DIMENSIONS, FINISHES AND  
CODE COMPLIANCE BEFORE  
STARTING CONSTRUCTION



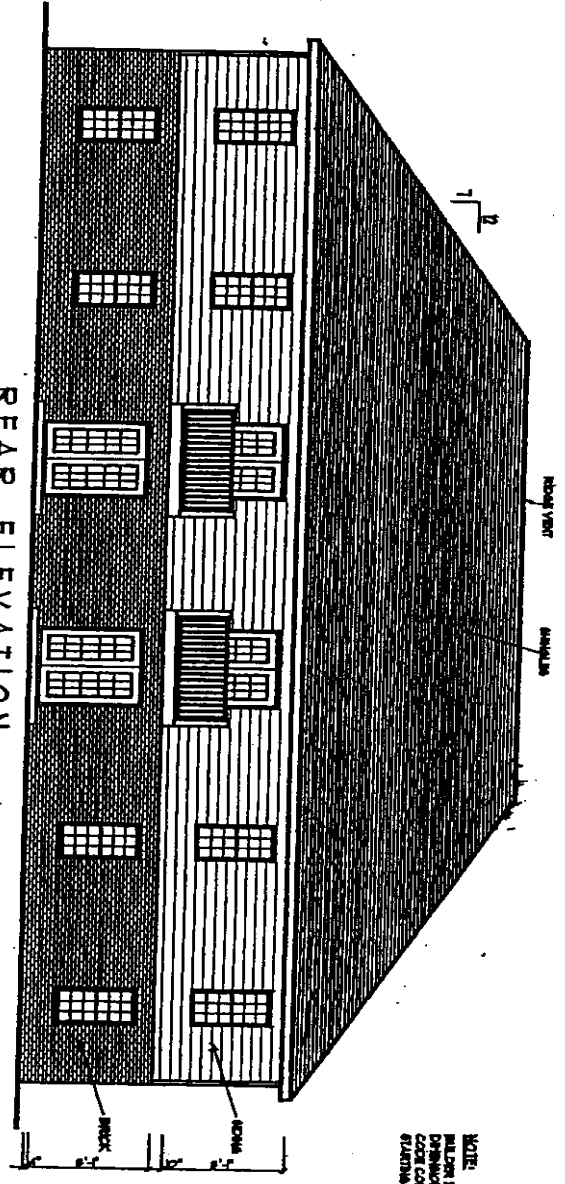
Subminimum  
will be Five (5)

FRONT ELEVATION



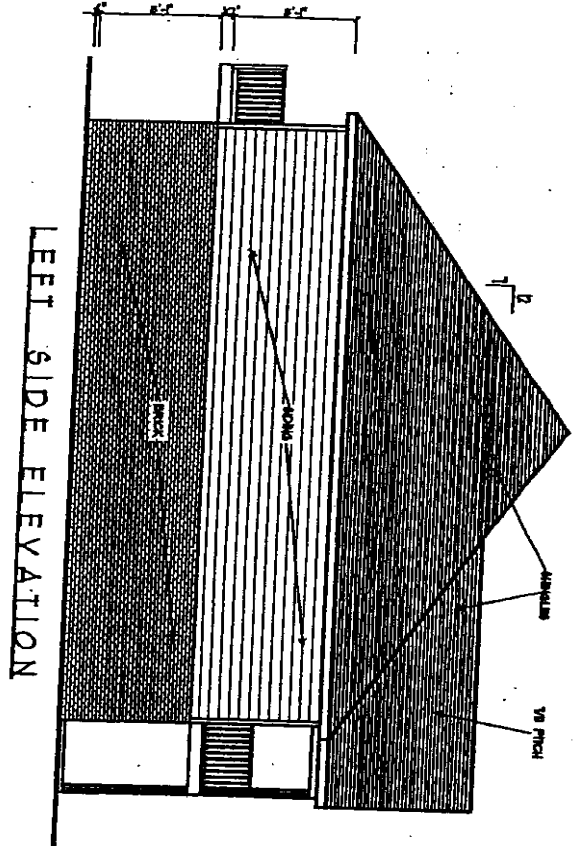
C&R PROPERTIES GROUP  
GENERAL CONTRACTOR

REAR ELEVATION

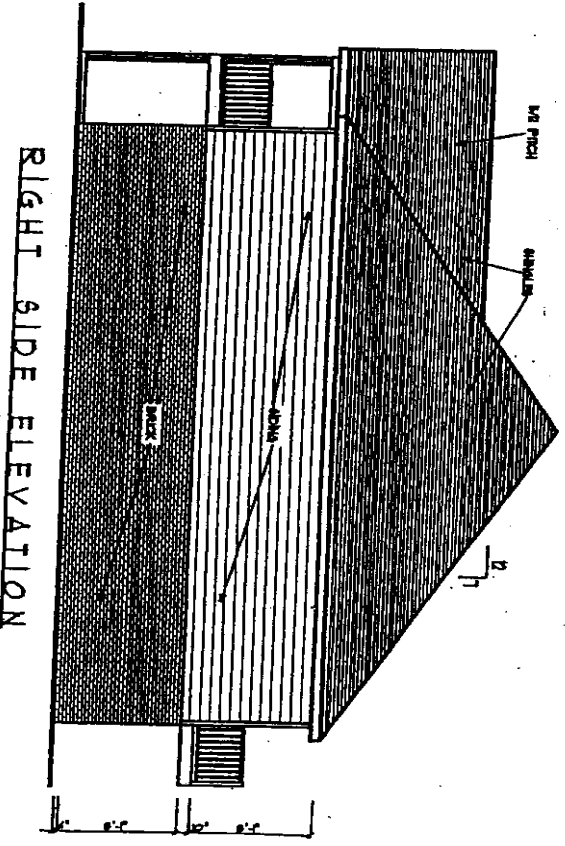


NOTE:  
REAR ELEVATION ALL  
DIMENSIONS SHOWN AND  
NOT TO SCALE UNLESS  
SPECIFICALLY NOTED  
OTHERWISE

Condominium  
Building Five (5)



NOTE:  
FOLLOW THE CITY OF  
PHOENIX, ARIZONA AND  
CODE CONSTRUCTION  
STANDARD CONSTRUCTION



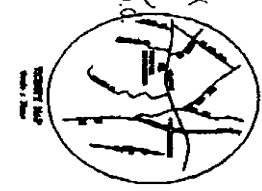
FEE PD. ST. 310 CLK. 3310

DEED TAX RECORDED THIS  
LOGBOOK

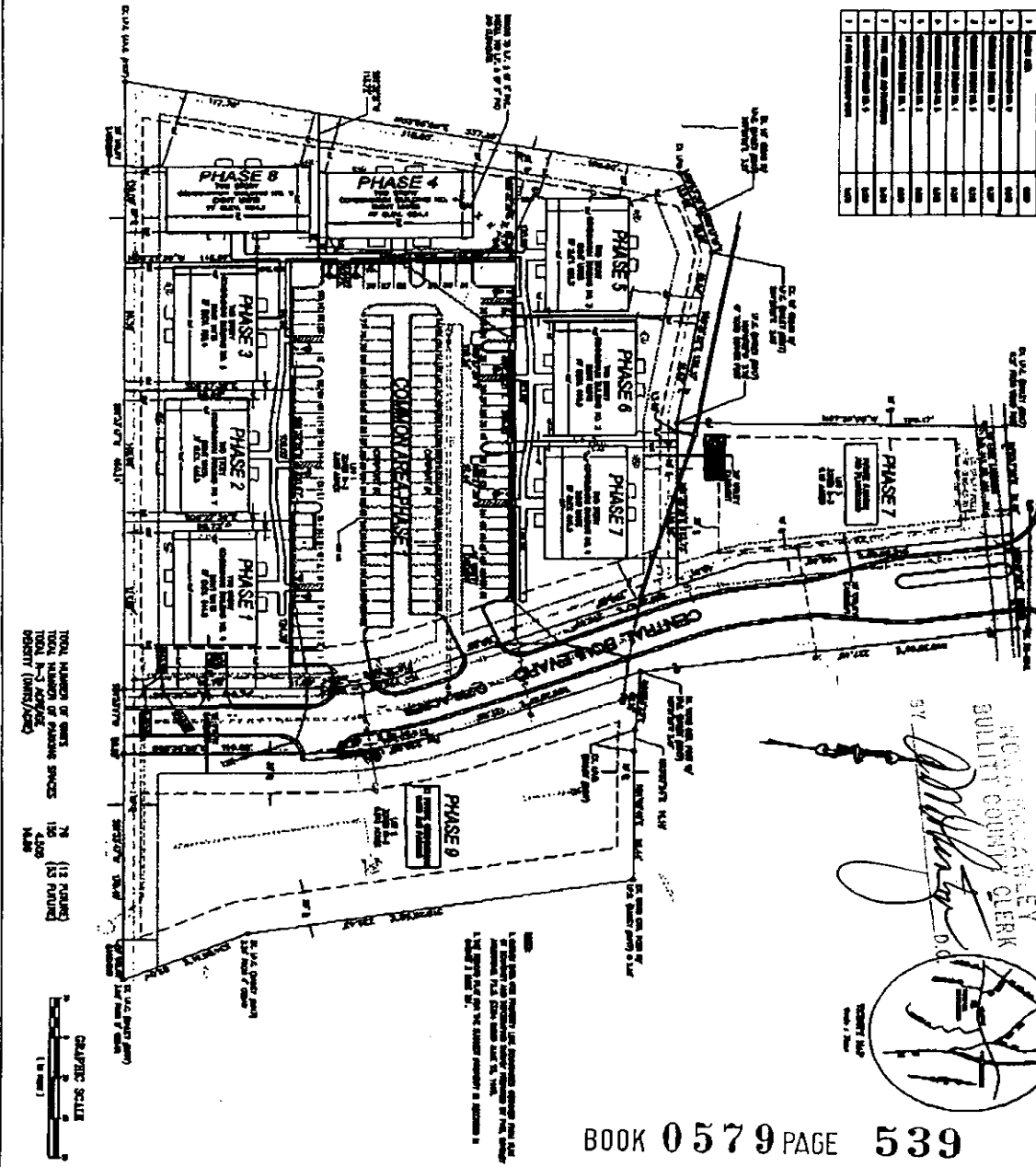
KY HWY 44 - 80' R/W

03 MAY - 8 PM 2:09

ROBERT M. WILEY  
COUNTY CLERK  
BULLITT COUNTY, KY



| NO. | DESCRIPTION  | ACRES |
|-----|--------------|-------|
| 1   | PHASE 1      | 1.00  |
| 2   | PHASE 2      | 1.00  |
| 3   | PHASE 3      | 1.00  |
| 4   | PHASE 4      | 1.00  |
| 5   | PHASE 5      | 1.00  |
| 6   | PHASE 6      | 1.00  |
| 7   | PHASE 7      | 1.00  |
| 8   | PHASE 8      | 1.00  |
| 9   | COMMON AREAS | 1.00  |
| 10  | TOTAL        | 10.00 |



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|               |                                    |                                                                                                         |                   |                         |
|---------------|------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------|-------------------------|
| <p>1 of 1</p> | <p>PLANNING &amp; ARCHITECTURE</p> | <p>PARK HILL CONDOMINIUMS<br/>PHASING PLAN</p> <p>BY: ROBERT M. WILEY<br/>CLERK, BULLITT COUNTY, KY</p> | <p>5824267742</p> | <p>05/06/2003 15:46</p> |
|---------------|------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------|-------------------------|