

**SEVENTH AMENDMENT TO MASTER DEED
AND
DECLARATION OF
CONDOMINIUM PROPERTY REGIME
OF
SURREY PLACE CONDOMINIUMS**

THE LOUIS PARTNERSHIP, INC., a corporation organized and existing under the laws of the Commonwealth of Kentucky, (hereinafter referred to as "the Developer"), does this 13th day of November, 1989, file this Seventh Amendment to the Master Deed and Declaration of Condominium Regime of Surrey Place Condominiums, said Master Deed being dated July 7, 1982, and recorded in Deed Book 5298, Page 21, and as shown on the plans of same recorded in Apartment Ownership Book 29, Pages 10-11, inclusive; amended by the First Amendment to said Master Deed dated October 16, 1985, recorded in Deed Book 5534, Page 276, and as shown on the plans of same recorded in Apartment Ownership Book 34, Page 25; by the Second Amendment to said Master Deed dated September 30, 1986, of record in Deed Book 5624, Page 253; as further amended by the Third Amendment to said Master Deed dated March 23, 1987, of record in Deed Book 5664, Page 164, and as shown on the plans of same recorded in Apartment Ownership Book 37, Page 24-25, inclusive; as further amended by the Fourth Amendment to said Master Deed dated May 12, 1987, of record in Deed Book 5676, Page 833, and as shown on the plans of same recorded in Apartment Ownership Book 37, Pages 47-48, inclusive; as further amended by the Fifth Amendment to said Master Deed dated May 20, 1988, of record in Deed Book 5772, Page 93, and as shown on the plans of same recorded in Apartment Ownership Book 40, Pages 29-30, inclusive, being Clerk's File Number 536; and as further amended by the Sixth Amendment to said Master Deed dated August 7, 1989, of record in Deed Book 5886, Page 180, and as shown on the plans of same recorded in Apartment Ownership Book 42, Pages 9-10, inclusive, being Clerk's File Number 575; all in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

This Amendment is filed pursuant to the reservations of the Developer as contained within Article II of the aforesaid Master Deed and Declaration of Condominium Property Regime.

Excepting those Amendments as set forth herein, the aforesaid Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums, as previously amended, is ratified, restated, and reaffirmed as if set forth herein verbatim.

The Parties of the Second Part are the current fee simple owners of Units 1 through 11 within said Condominium Property Regime. By their signatures hereto, each ratifies and affirms the amendment by the Developer of paragraph 2.1 of Article II of said Master Deed and Declaration of Condominium Property Regime insofar as said Amendment increases the total floor area within the Regime, including basements, from 40,400 square feet as designated within the original Master Deed, to 44,000 square feet, being the actual or anticipated aggregate floor area of the regime for all 12 units upon completion.

1. Paragraph 1.8 of Article I of said Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums is hereby amended to reflect the recording of a revised site plan and revised floor plans (designated as Revision No. 6 to Surrey Place Horizontal Property Regime) for the inclusion within the regime of Unit #12 as described herein, said revised plans being dated November 7, 1989, and of record in Apartment Ownership Book 42, Pages 24 - 25, inclusive, being Clerk's File Number 584, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

2. Paragraph 2.1 of Article II of said Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums is amended to read as follows:

2.1 The Regime shall consist of five townhouse units in Building A, one townhouse unit in Building B, referred to as Unit #6, one townhouse unit in Building C, referred to as Unit #9, one townhouse unit in Building D, referred to as Unit #10, two townhouse units in Building E, referred to on the aforesaid site plan as Units #7 and #8, one townhouse unit in Building F, referred to on the aforesaid site plan as Unit #11, and one townhouse unit in Building G, referred to on

the aforesaid site plan as Unit #12.

The total floor area within the Regime, including basements, shall not exceed 44,000 square feet. The aggregate floor area including basements, of Units 1 through 5, inclusive, is 16,879 square feet; the aggregate floor area, including basement, of Unit #6 is 3,180.67 square feet; the aggregate floor area, including basement, of Unit #9 is 3,913.34 square feet; the aggregate floor area, including basement, of Unit #10 is 3,017.03 square feet; the aggregate floor area, including basement, of Unit #7 is 4,606.37 square feet; the aggregate floor area, including basement, of Unit #8 is 3,423.74 square feet; the aggregate floor area, including basement, of Unit #11 is 3,980.03 square feet; and the aggregate floor area, including basement, of Unit #12 is 4,727.41 square feet so that the maximum contemplated unbuilt floor area of the Regime as of the date of this Amendment is 272.41 square feet.

3. Paragraph 3.1 of Article III of said Master Deed and Declaration of Condominium Regime of Surrey Place Condominiums is amended to read as follows:

3.1 Units. Twelve separately designated townhouse or apartment dwellings each capable of individual utilization and ownership in fee simply by having their own respective exits to a thoroughfare or to a given common space leading to a thoroughfare which is designated on the floor plan or site plan. Units 1 through 6, inclusive, Units #7 and #8, Units #9 and #10, Unit #11 and Unit #12 shall include the space within and bounded by the unfinished surfaces of the interior load bearing perimeter walls; the floor of the basement; the ceiling of the second floor; and shall include all walls and partitions (whether or not a load bearing) within said space, together with the floors and ceilings separating the basement from the first floor and the first floor from the second floor.

Units 1 through 5 shall also include the bay window protrusions on the South side of each unit. Unit #6 shall include the bay window protrusion on the West side of said unit, as well as the protrusion on the East side of said unit as reflected by the aforesaid site plan and floor plan as applicable to said

units. Unit #9 shall include the bay window protrusions on the North and South sides of said unit as well as the protrusion on the East side of said unit as reflected by the aforesaid revised site plan and floor plans applicable to said unit. Unit #10 shall include the bay window protrusions on the North and South sides of said unit as well as the protrusions on the East side of said unit as reflected by the aforesaid revised site plan and floor plans applicable to said Unit #7. The protrusion on the North side of said unit, as well as the bay window protrusions on the East and West sides of said unit as reflected by the aforesaid revised site plan and floor plans applicable to said unit. Unit #8 shall include the bay window protrusion on the East and West sides of said unit, as well as the protrusions on the South side of said unit as reflected by the aforesaid revised site plan and floor plans applicable to said unit. Unit #11 shall include the bay window protrusion on the North and South sides of said unit, as well as the East side of said unit as reflected by the aforesaid revised site plan and floor plans applicable to said unit. Unit #12 shall include the bay window protrusion on the North and South sides of said Unit, as well as the East side of said Unit as reflected by the aforesaid revised site plan or floor plans applicable to said Unit.

Units 1 through 12, inclusive, shall also include the stairway and garage area within the boundaries of each unit; and all built-in household kitchen appliances, hot water heaters, heating and air conditioning equipment and elevators (if appropriate) located therein.

4. Paragraph 3.3 of Article III of said Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums is amended to include, by way of addition and not substitution, paragraph 3.3(1), which shall read as follows:

3.3(1) That area immediately adjacent to Unit #12 as reflected by the boundary of limited common elements of Unit #12 as shown on Revision No. 6 to Surrey Place Horizontal Property Regime, being the amended site plan referred to in paragraph 1 of this Amendment, including the brick walls, fence or other partitions or separation of said Unit #12 from the other units or common elements of the Regime.

The maintenance of these Limited Common Elements or repairs of damage to same shall be the responsibility of the owners of Unit #12, and shall include any and all structures or additions hereinafter constructed on said Limited Common Element adjacent to Unit #12 by the unit owner with the approval of the Counsel of Co-Owners as hereinafter required, as well as the attic areas above said Unit #12 and the skylights (if appropriate) above Unit #12.

5. Paragraph 4.1 of Article IV of said Master Deed and Declaration of Condominium Property Regime is amended to read as follows:

4.1 Ownership of Units 1 through 12, inclusive, is hereby declared to have appurtenant unto each, an undivided interest in that portion of the common elements shown on the site plan and amendments or revisions thereof in the percentages set forth opposite each said unit:

Unit 1	7.72%
Unit 2	7.72
Unit 3	7.72
Unit 4	7.72
Unit 5	7.72
Unit 6	7.27
Unit 7	10.53
Unit 8	7.83
Unit 9	8.95
Unit 10	6.91
Unit 11	9.10
Unit 12	<u>10.81</u>

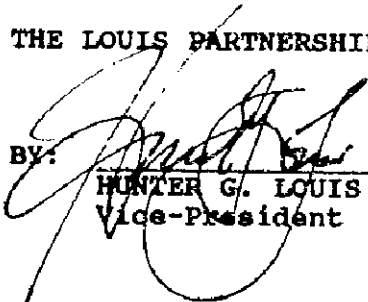
PERCENTAGE TOTAL 100%

IN WITNESS WHEREOF, the Developer and the Parties of the Second Part as owners of Units 1 through 11 have executed this Seventh Amendment to the Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums by their signatures the day and year first above written.

"DEVELOPER"

THE LOUIS PARTNERSHIP, INC.

BY:


 HUNTER G. LOUIS
 Vice-President

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by HUNTER G. LOUIS as Vice-President of THE LOUIS PARTNERSHIP, INC., a Kentucky corporation, Developer herein, as the free act and deed of the corporation, this 13th day of ~~September~~, 1989.

Notary Public, State at Large, KY.

My Commission Expires: My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

PARTIES OF THE SECOND PART:

Unit #1

Linda C. Rice
LINDA C. RICE



STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by LINDA C. RICE, unmarried as the owner of Unit #1 herein, this 13th day of ~~September~~, 1989.

~~NOVEMBER,~~

Notary Public, State at Large, KY.

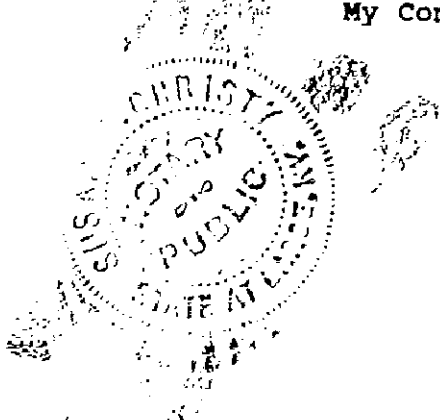
My Commission Expires: My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #2

Frederick R. Louis Sr
FREDERICK R. LOUIS, SR.

Margaret G. Louis
MARGARET G. LOUIS



STATE OF KENTUCKY

COUNTY OF JEFFERSON

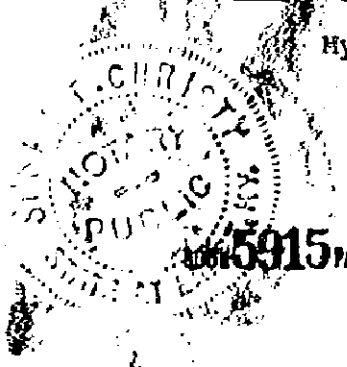
The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by FREDERICK R. LOUIS, SR. and MARGARET G. LOUIS, his wife, as the owners of Unit #2 herein, this 14th day of ~~September~~, 1989.

OCTOBER

Notary Public, State at Large, KY.

My Commission Expires: My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

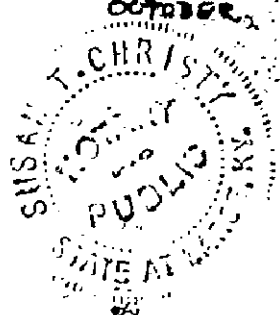


Unit #3

Lyle S. Houghton
LYLE S. HOUGHTON

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by LYLE S. HOUGHTON, unmarried, as the owner of Unit #3 herein, this 23rd day of ~~September~~ October, 1989.



My Commission Expires: Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #4

Charles C. Coy
CHARLES C. COY

Mary Rita Coy
MARY RITA COY

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by CHARLES C. COY and MARY RITA COY, his wife, as the owners of Unit #4 herein, this 23rd day of ~~September~~ October, 1989.



My Commission Expires: Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #5

Virginia Reed Johnston
VIRGINIA REED JOHNSTON

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by VIRGINIA REED JOHNSON, unmarried, as the owner of Unit #5 herein, this 23rd day of ~~September~~ October, 1989.



My Commission Expires: Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #6

Harrison Houston
HARRISON HOUSTON

Emily H. Houston
EMILY H. HOUSTON

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by HARRISON HOUSTON and EMILY H. HOUSTON, his wife, as the owners of Unit #6 herein, this ~~8th~~ day of ~~September~~, 1989.

My Commission Expires: ~~NOVEMBER~~ Notary Public, State at Large, KY. My commission expires May 16, 1992.

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #7

Alice B. Thomas
ALICE B. THOMAS

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by ALICE B. THOMAS, unmarried as the owner of Unit #7 herein, this ~~22nd~~ day of ~~September~~, 1989.

My Commission Expires: ~~OCTOBER~~ Notary Public, State at Large, KY. My commission expires May 16, 1992.

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #8

Julian F. DePree
by Helen A. DePree, P.O.A.

JULIAN F. DePREE

Helen A. DePree

HELEN A. DePREE

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by JULIAN F. DePREE and HELEN A. DePREE, his wife, as the owners of Unit #8 herein, this ~~25~~ day of ~~September~~, 1989.

OCTOBER

My Commission Expires:

Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY



Unit #9

W. E. Oldham, M.D.
W. E. OLDHAM, M.D.

Elizabeth S. Oldham
ELIZABETH S. OLDHAM

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by W.E. OLDHAM, M.D. and ELIZABETH S. OLDHAM, his wife, as the owners of Unit #9 herein, this ~~24~~ day of ~~September~~, 1989.

OCTOBER

My Commission Expires:

Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY



Unit #10

Toska Borries Clark
TOSKA BORRIES CLARK

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by TOSKA BORRIES CLARK, unmarried, as the owner of Unit #10 herein, this 24th day of ~~September~~ OCTOBER, 1989.

My Commission Expires: Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #11

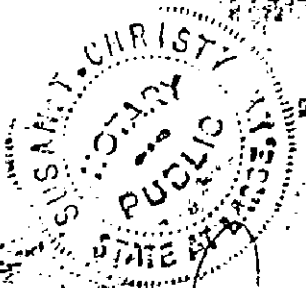
Lucille M. Sellers
LUCILLE M. SELLERS

STATE OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing Seventh Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by LUCILLE M. SELLERS, unmarried, as the owner of Unit #11 herein, this 25th day of ~~September~~ OCTOBER, 1989.

My Commission Expires: Notary Public, State at Large, KY.
My commission expires May 16, 1992

Susan T. Christy
NOTARY PUBLIC, STATE AT LARGE, KY



THIS INSTRUMENT PREPARED BY:

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