

EIGHTH 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 ~~24~~²⁷ day of April, 1995, file this Eighth 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; amended 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; 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; and as further amended by the Seventh Amendment to said Master Deed dated November 13, 1989, of record in Deed Book 5915, Page 475, and as shown on the plans of same recorded in Apartment Ownership Book 42, Pages 24-25, inclusive, being Clerk's File Number 584; 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 12 within said Condominium Property Regime. By their signatures hereto, each ratifies and affirms this Amendment by the Developer of the Master Deed and Declaration of Condominium Property Regime insofar as said Amendment incorporates additional real property within the Regime, and the Amendment by the Developer of paragraph 2.1 of Article II and paragraph 3.1 of Article III of said Master Deed and Declaration of Condominium Property Regime, insofar as said Amendment increases the total number of units within the Regime to thirteen (13) and the total floor area within the Regime, including basements, from 44,000 square feet, as designated within the Master Deed as currently amended, to 51,000 square feet, being the actual or anticipated aggregate floor area of the Regime for all 13 units upon completion.

1. The real property owned by the Developer in fee simple subject to the Declaration of Condominium Property Regime shall be amended to include the following described real property in addition to Tracts 1, 2 and 3 as specifically described within the original Master Deed and Declaration of Condominium Regime of Surrey Place Condominiums, and the tract of property added to and specifically incorporated within the Condominium Property Regime by the Second Amendment to the Master Deed dated September 30, 1986, of record in Deed Book 5624, Page 253, in the aforesaid Clerk's Office.

Beginning at the intersection of the line common to Lots 13 and 14 as shown on the plat of Gehrigs Subdivision at St. Matthews of record in Deed Book 676, Page 547 in the Office of the Clerk of Jefferson County, Kentucky, with the south line of Massie Avenue; thence with said common line South 36 degrees 52 minutes East 160.00 feet a point in same; thence leaving said common line and with a line parallel with the south line of said Massie Avenue South 49 degrees 59 minutes the line common to Lots 13 and 14 aforesaid North 36 degrees 52 minutes West 160.00 feet to its intersection with the south line of Massie Avenue aforesaid; thence with said south line North 49 degrees 59 minutes East 61.00 feet to the point of beginning, containing 9,746 square feet.

Being Tract 3 and Tract 1-A of a Minor Plat attached to and made a part of deed of record as recorded in Deed Book 5252, Page 822 in said Clerks Office; (said Tract also being described as shown on page 2a).

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

2.1 The Regime shall consist of five townhouse units in Building A, one

BEGINNING at a point in the Southeasterly line of Massie Avenue at the Northeasterly corner of Lot 13 as shown on plan of GEHRING'S SUBDIVISION, Plat of which is of record in Deed Book 676, Page 547, in the office of the County Clerk of Jefferson County, Kentucky; running thence South 52 degrees, 59 minutes West with the aforesaid Southeasterly line of Massie Avenue 61 feet, and extending back South 34 degrees 06 minutes East between parallel lines of that same width throughout 160 feet; being parts of Lots 12 and 13 as shown on plan of GEHRING'S SUBDIVISION, plat of which is of record in Deed Book 676, Page 547, in the office aforesaid.

BEING the same property acquired by The Louis Partnership, Inc. by deed dated April 21, 1995, of record in Deed Book 6583, Page 918 in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

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, and one townhouse unit in Building H, to be constructed as Unit #14 (there being no Unit #13 of the Regime).

The total floor area within the Regime, including basements, shall not exceed 49,000 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; and the aggregate floor area, including basement, of Unit #14 is to be determined, so that the maximum contemplated unbuilt floor area of the Regime as of the date of this Amendment is 7,272.41 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. Thirteen 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, Unit #12 and Unit #14 (there being no Unit #13 of the Regime) 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.

The Developer and the Parties of the Second Part hereby covenant and agree that any further Amendment to the Master Deed required to reflect the dimensions and/or square footage within the Regime appurtenant to the

construction of Unit #14 shall be filed solely by the Developer pursuant to the reservations of the Developer as contained within Article II of the aforesaid Master Deed and Declaration of Condominium Property Regime, as amended.

IN WITNESS WHEREOF, the Developer and the Parties of the Second Part as owners of Units 1 through 12 have executed this Eighth 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: [Signature]
HUNTER G. LOUIS, President

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by HUNTER G. LOUIS as President of THE LOUIS PARTNERSHIP, INC., a Kentucky corporation, Developer herein, as the free act and deed of the corporation, this 11 day of April, 1995.

Notary Public, State at Large, KY
My Commission Expires: My commission expires Aug. 19, 1997

[Signature]
NOTARY PUBLIC, STATE AT LARGE, KY

PARTIES OF THE SECOND PART:

Unit #1

[Signature]
LINDA C. RICE, Unmarried

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth 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 11 day of April, 1995.

My Commission Expires: 9/18/97

[Signature]
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #2

Cornelia A. Serpell
CORNELIA A. SERPELL, Unmarried

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by CORNELIA A. SERPELL, unmarried, as the owner of Unit #2 herein, this 10 day of April, 1995.

My Commission Expires: 9/18/97

Ana V. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #3

Lyle S. Houghton
LYLE HOUGHTON, Unmarried

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth 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 12 day of April, 1995.

My Commission Expires: _____



Connie B. White
NOTARY PUBLIC, STATE AT LARGE, KY
FLORIDA

Charles C. Coy
CHARLES C. COY

Mary Rita Coy
MARY RITA COY

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth 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, husband and wife, as the owners of Unit #4 herein, this 24 day of April, 1995.

My Commission Expires: 9/18/97

Ana V. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #5

Ronald A. McMakin
RONALD A. MCMAKIN, Unmarried

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by RONALD A. MCMAKIN, unmarried, as the owner of Unit #5 herein, this 2 day of April, 1995.

My Commission Expires: 9/18/97

Ann F. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #6

Emily H. Houston
EMILY, H. HOUSTON
Harrison Houston
HARRISON HOUSTON

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by EMILY H. HOUSTON, as the owner of Unit #6 herein, and by HARRISON HOUSTON, her spouse, this 2 day of April, 1995.

My Commission Expires: 9/18/97

Ann F. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #7

William H. Piper, Jr.
WILLIAM H. PIPER, JR.
Ann F. Piper
ANN F. PIPER

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by WILLIAM H. PIPER, JR. and ANN F. PIPER, husband and wife, as the owners of Unit #7 herein, this 10th day of April, 1995.

My Commission Expires: September 27, 1997

Donna L. Phillips
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #8

Helen A. Depree
HELEN A. DEPREE, Unmarried

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by HELEN A. DEPREE, unmarried, as the owner of Unit #8 herein, this 7 day of April, 1995.

My Commission Expires: 9/18/97

Ann H. Piper
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 Eighth 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, husband and wife, as the owners of Unit #9 herein, this 2 day of April, 1995.

My Commission Expires: 9/18/97

Ann H. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #10

Toska Borries Clark by
TOSKA BORRIES CLARK, Unmarried
Cliff Clark POA
See Deed Book 5727 Page 332

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth 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 12TH day of April, 1995.

My Commission Expires: 8/31/97

Tina Lee Decker
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #11

Lucille M. Sellers
LUCILLE M. SELLERS, Unmarried

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth 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 7 day of April, 1995.

My Commission Expires: 9/18/97

Ann H. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

Unit #12

Kathryn C. Johnson
KATHRYN C. JOHNSON

Maurice D. S. Johnson
MAURICE D. S. JOHNSON

STATE OF KENTUCKY

COUNTY OF JEFFERSON

The foregoing Eighth Amendment to Master Deed and Declaration of Condominium Property Regime of Surrey Place Condominiums was acknowledged before me by KATHRYN C. JOHNSON, as the owner of Unit #12 herein, and MAURICE D. S. JOHNSON, her spouse, this 7 day of April, 1995.

My Commission Expires: 9/18/97

Ann H. Piper
NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT PREPARED BY:

David B. Blandford
DAVID B. BLANDFORD
ACKERSON, YANN & MILLER, P.S.C.
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One Riverfront Plaza
Louisville, Kentucky 40202
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END OF DOCUMENT

49833
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County Clerk: Rebecca Jackson
Deputy Clerk: STACIE?