

**AMENDMENT  
TO  
MASTER DEED  
FOR  
WINDSOR PLACE CONDOMINIUMS**

This Amendment To Master Deed For Windsor Place Condominium is made by Windsor Place Condominium Association, Inc. (the incorporation of the Council of Co-Owners of Windsor Place Condominiums), hereafter referred to as "the homeowners association", with the approval of more than two-thirds of the percentage of ownership of the unit owners.

**WITNESSETH:**

**WHEREAS**, Article XIII of the Master Deed for Windsor Place Condominiums, as modified by the Kentucky Condominium Act provides that the Master Deed may be further amended with the approval of two-thirds of the percentage of ownership of the co-owners, and

**WHEREAS**, the aforesaid approval has been made, as evidenced by the attached Exhibit A,

**NOW THEREFORE**, the homeowners association, for the purposes hereinbefore set forth and pursuant to the provisions set forth in the Master Deed, dated September 15, 1994, and recorded in Deed Book 6501, Page 252, in the Office of the County Clerk of Jefferson County, Kentucky, does hereby amend the Master Deed as follows:

1. Article II, Section D of the Master Deed is amended so as to add the following:

"Effective upon the recording of this amendment, no unit may be leased or rented and no unit may be occupied by a tenant, or other person who pays rent to the owner, unless (a) the owner held legal title to the unit prior to the recording of this amendment and the unit was being used for rental purposes on the date of the recording of this amendment, (b) the unit is leased to a member of the owner's immediate family (parents, grandparents, children and grandchildren), (c) the owner or owner's spouse is transferred by his or her employer to a location more than 50 miles from the County Courthouse in Jefferson County, Kentucky, (d) the owner moved to a nursing home or extended care facility, or (e) the owner dies and there is no surviving spouse who resided with the deceased at time of death.

Upon the occurrence of c, d or e above, a unit may be leased or rented for a total period of time not to exceed two (2) years and a lease or rental agreement entered into upon the occurrence of a, b, c, d or e shall be subject to the following restrictions:

i. A fully executed copy of any proposed lease shall be delivered to the Board ten (10) days before the term is to begin; and

ii. Any such lease or rental agreement shall be subject to the Master Deed and By-Laws ("the restrictions") for Windsor Place Condominiums."

2. Except as set forth herein, the Master Deed for Windsor Place Condominiums and the previous amendments thereto shall remain in full force and effect.

**WHEREAS**, the foregoing Amendments to the Master Deed have been duly passed by an action of the Board of Directors and approved



Exhibit A

The following unit owners of Windsor Place do, by their signatures hereto, indicate their approval of the attached Amendment To The Master Deed For Windsor Place Condominiums:

<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Bruce D. Buer</u>	<u>600</u>
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<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Hilma L. Buren</u>	<u>604</u>
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UNIT OWNERS.

UNIT NUMBERS

1. <u>Barbara Fuller</u>	<u>608</u>
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UNIT OWNERS

UNIT NUMBERS

1. Bob + Pat Simpson

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<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <i>M. Patricia M. Salem</i>	<i>612</i>
2. <i>Ellis N. Salem</i>	<i>612</i>
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UNIT OWNERS

UNIT NUMBERS

1. Martha E. Christensen

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<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Sharon Hall</u>	<u>702</u>
2. <u>Edw. F. Fittell III (Rick)</u>	<u>702</u>
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UNIT OWNERS

UNIT NUMBERS

- 1. Carol Nachtigal
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<u>UNIT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <i>David A Smith</i>	706
2. <i>James D Bowman</i>	706
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UNIT OWNERS

UNIT NUMBERS

1. Rita Combs - Sterrett

708 Windsor Keep Dr.

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UNIT OWNERS

UNIT NUMBERS

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| 1. <u>Deborah M. Ashcraft</u> | <u>#710</u> |
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UNIT OWNERS

UNIT NUMBERS

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16. *Perry Maxwell*

*714*

Document No.: DN2013824585  
 Lodged By: THOMAS DODSON WOLFORD  
 Recorded On: 02/07/2013 02:41:25  
 Total Fees: 49.00  
 Transfer Tax: .00  
 County Clerk: BOBBIE HOLSCAW-JEFF CO KY  
 Deputy Clerk: AMASHO

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