



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

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**INST # 2016011357**

**BATCH # 8455**

**JEFFERSON CO, KY FEE \$16.00**

PRESENTED ON: 01-15-2016 6 02:58:34 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS

RECORDED: 01-15-2016 02:58:34 PM

BOBBIE HOLSCRAW

CLERK

BY: CARRIE HARRISON

RECORDING CLERK

**BK: D 10539**

**PG: 611-615**

**Recorded In Condo Book**

No. 134 Page 11-13

Part No. 3004

*[Handwritten initials]*

**SEVENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
VALHALLA VISTA CONDOMINIUMS**

This Seventh Amendment ("**Seventh Amendment**") is made and entered into as of January 13, 2016, by **VALHALLA VISTA DEVELOPMENT CO., LLC**, a Kentucky limited liability company, with a mailing address of One Riverfront Plaza, 401 W. Main Street, Suite 802, Louisville, Kentucky 40202 ("**Developer**").

**RECITALS**

A. Valhalla Vista, LLC (the "**Original Developer**") recorded that certain Master Deed and Declaration of Condominium Property Regime of Valhalla Vista Condominiums, dated March 14, 2006, of record in Deed Book 8796, Page 762, as amended by that certain First Amendment to Master Deed and Declaration of Condominium Property Regime of record in Deed Book 9011, Page 671, as amended by that certain Second Amendment to Master Deed and Declaration of Condominium Property Regime of Valhalla Vista Condominiums of record in Deed Book 9166, Page 480, as amended by that certain Third Amendment to Master Deed and Declaration of Condominium Property Regime of Valhalla Vista Condominiums of record in Deed Book 9189, Page 737, as further amended by that certain Fourth Amendment to Master Deed and Declaration of Condominium Property Regime of Valhalla Vista Condominiums of record in Deed Book 9917, Page 868, as further amended by that certain Fifth Amendment to Master Deed and Declaration of Condominium Property Regime of Valhalla Vista Condominiums of record in Deed Book 10317, Page 001, and as further amended by that certain Sixth Amendment to Master Deed and Declaration of Condominium Property Regime of Valhalla Vista Condominiums of record in Deed Book 10357, Page 842; all in the Office of the Clerk of Jefferson County, Kentucky (collectively, the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration.

B. Pursuant to that certain Deed in Lieu of Foreclosure dated March 18, 2011, of record in Deed Book 9699, Page 390, the Original Developer assigned the developer rights to Prairie Realty Services, LLC, who subsequently assigned the developer rights to AMG Louisville East, LLC pursuant to that certain Assignment of Developer's Rights dated July 20, 2012 of record in Deed Book 9917, Page 871, in the Office of the Clerk of Jefferson County, Kentucky.

C. Pursuant to that certain Deed of Conveyance dated October 25, 2013, AMG Louisville East, LLC transferred and assigned all rights, title, and interest in the Regime, including all rights as the original developer, to the Developer, by that certain Deed of Conveyance of record in Deed Book 10163, Page 418, as corrected by that certain Deed of Correction dated December 4, 2013 of record in Deed Book 10186, Page 659, all in the Office of the Clerk of Jefferson County, Kentucky.

D. Pursuant to Section 2.4 of the Declaration, the Developer is granted the power, and on behalf of any Unit owners and mortgagees in the Regime the right to, expand the Regime to create additional Units, as more particularly set forth in this Amendment.

**NOW THEREFORE**, pursuant to its powers granted the Declaration, Developer hereby amends the Declaration to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Seventh Amendment, there has been filed in the Office of the Clerk of Jefferson County, Kentucky, at Condominium (Apartment Ownership) Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, a set of floor plans showing the layout, location, Unit numbers, and dimensions of the Units and Limited Common Elements created by and submitted to the Regime by this Seventh Amendment; stating the name of the Regime; and bearing the verified statement of a registered professional engineer certifying that the plans full and accurately depict the layout, location, Unit numbers, dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Condominium (Apartment Ownership) Book 113, Pages 81 to 84 inclusive, the floor plans recorded with the First Amendment in Condominium (Apartment Ownership) Book 119, Pages 23 and 24, the floor plans recorded with the Second Amendment in Condominium (Apartment Ownership) Book 123, Pages 18 and 19, and the floor plans recorded with the Third Amendment in Condominium (Apartment Ownership) Book 123, Pages 62 and 63, the floor plans recorded with the Fourth Amendment in Condominium (Apartment Ownership) Book 130, Pages 15 and 16, the floor plans recorded with the Fifth Amendment in Condominium (Apartment Ownership) Book 131, Pages 100 and 101, and the floor plans recorded with the Sixth Amendment in Condominium (Apartment Ownership) Book 133, Pages 19 and 20, all in the Office of the Clerk of Jefferson County, Kentucky.

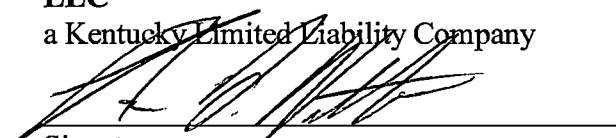
2. The new Units created by and submitted to the Regime by this Seventh Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration is hereby supplemented, amended and restated by **Exhibit A** to this Seventh Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provisions of the Declaration.

**WITNESS** the signature of Developer on the above date.

**VALHALLA VISTA DEVELOPMENT CO.,  
LLC**

a Kentucky Limited Liability Company



Signature:

Printed Name: Marcus D. Withers

Title: Member

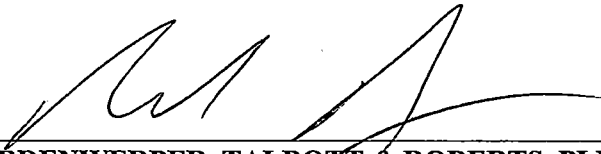
COMMONWEALTH OF KENTUCKY )  
 )SS  
COUNTY OF JEFFERSON )

The foregoing document was subscribed, sworn to and acknowledged before me on JANUARY 13, 2016, by MARCUS WITHERS, as MEMBER (title) of VALHALLA VISTA DEVELOPMENT CO., LLC, a Kentucky Limited Liability Company, and on behalf of said company.

My Commission Expires: MARCH 22, 2016.

Jeannette T. Perrell  
Notary Public, State at Large, Kentucky

**THIS INSTRUMENT PREPARED BY:**

  
**BARDENWERPER, TALBOTT & ROBERTS, PLLC**  
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CLIENT FOLDER\Valhalla Vista\7th Amendment to MD 01 04 16.doc  
AMC Rev. 1/5/2016 9:21 AM

**Recorded, In Condo Book**  
No. \_\_\_\_\_ Page 113  
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Exhibit A**VALHALLA VISTA CONDOMINIUMS**

<b>Building</b>	<b>Unit No.</b>	<b>Location</b>	<b>Unit Floor Area</b>	<b>Percentage of Common Interest</b>
8	15322	See Plans	1487.97	2.07%
8	15316	See Plans	1486.74	2.07%
8	15320	See Plans	1467.50	2.05%
8	15318	See Plans	1468.53	2.05%
9	15314	See Plans	1824.04	2.54%
9	15308	See Plans	1823.35	2.54%
9	15312	See Plans	1850.79	2.58%
9	15310	See Plans	1849.87	2.58%
10	15302	See Plans	1853.55	2.58%
10	15300	See Plans	1853.73	2.58%
10	15304	See Plans	1852.71	2.58%
10	15302	See Plans	1852.32	2.58%
7	15330	See Plans	1824.04	2.54%
7	15324	See Plans	1823.35	2.54%
7	15328	See Plans	1850.79	2.58%
7	15326	See Plans	1849.87	2.58%
12	15226	See Plans	1851.56	2.58%
12	15220	See Plans	1851.50	2.58%
12	15224	See Plans	1854.42	2.58%
12	15222	See Plans	1855.50	2.59%
2	15314	See Plans	1708.96	2.38%
2	15308	See Plans	1717.30	2.39%
2	15312	See Plans	1687.66	2.35%
2	15310	See Plans	1720.89	2.40%
13	15218	See Plans	1852.62	2.58%
13	15212	See Plans	1852.63	2.58%
13	15216	See Plans	1860.13	2.59%
13	15214	See Plans	1863.17	2.60%
4	15309	See Plans	1833.86	2.56%
4	15311	See Plans	1833.86	2.56%
4	15313	See Plans	1833.86	2.56%
4	15315	See Plans	1833.86	2.56%
3	15301	See Plans	1836.13	2.56%
3	15303	See Plans	1836.23	2.56%
3	15305	See Plans	1841.17	2.57%
3	15307	See Plans	1835.05	2.56%
5	15317	See Plans	1839.85	2.56%
5	15319	See Plans	1841.78	2.57%
5	15321	See Plans	1837.62	2.56%
5	15323	See Plans	1845.37	2.57%
<b>TOTAL</b>			<b>71744.13</b>	<b>100.00%</b>