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**MASTER DEED AND DECLARATION
OF
CONDOMINIUM PROPERTY REGIME
OF THE VILLAGE OF SPRINGMEADOWS
CONDOMINIUMS**

MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville, KY 40222. ("Developer") declares this as its plan of ownership in condominium of certain property located in Jefferson County, Kentucky (the "Declaration").

WITNESSETH:

Developer submits the following described real property and improvements now or hereafter constructed on such real property ("Land") to a horizontal [condominium] property regime (the "Regime") under the Kentucky Horizontal Property Law, Sections 38 1.805 through 381.910 of the Kentucky Revised Statutes, as amended from time to time (the "Act"):

BEING a portion of Tract 16 as shown on the unnamed plat recorded in Plat Book 42, Page 71 of record in the Office of the Clerk of Jefferson County, Kentucky, and further described as follows:

Beginning at the intersection of the Southeast corner of Lot 519 Springhurst Phase IOB, Plat Book 43, page 66 and the Southwest corner of the subject property; thence continuing with the East line of Springhurst Phase IOB the following calls; North 45 16' 10" East, 110.00 feet, North 18 ° 16' 10" East, 230.00 feet, North 01 ° 43' 50" West 210.00 feet, North 16 ° 58' 50" West 119.32 feet to the South line of Springhurst Garden Homes, Plat Book 43, page 17; thence with the South line of said subdivision North 70 15' 05" East, leaving said South line at 352.53 feet, 1176.57 feet in all; thence South 37 49' 23" East, 64.21 feet; thence South 68 ° 37' 51" East, 188.41 feet; thence South 55 21' 44" East, 184.08 feet; thence South 35 18' 39" West, 263.34 feet; thence South 74 02' 29" West, 505.76 feet; thence South 29 C 27' 07" West, 544.90 feet; thence South 15 50' 15" West, 169.78 feet; thence North 82 13' 19" West, 515.98 feet to the point of beginning containing 21.17 acres.

Being a part of the same property conveyed to Michael A. Young, Inc by deed dated May 15, 1997 of record in Deed Book 6884, Page 335 in the office of the Clerk of Jefferson County, Kentucky.

ARTICLE I
DEFINITIONS

The following words and phrases shall have the following meaning in the Declaration:

Section 1.1 “The Village of Springmeadows Condominiums Association, Inc.,” Council of Co-owners” or “Council” means all of the Unit Owners acting as a group in accordance with this Declaration, any amendments thereto, the Bylaws, rules and regulations, and any other governing documents. The “Council of Co-owners” has been or will be incorporated as “ The Village of Springmeadows Condominiums Association, Inc.,” a Kentucky corporation, or a similar name and references to Council shall include successors and assigns of that corporation.

Section 1.2 “Common Elements” means the general common elements of the Regime, as stated in the Act, and shall include (if actually built and except as otherwise provided or stipulated in this Declaration and amendments to this Declaration) the following:

- (a) the land on which buildings stand;
- (b) the foundations, main walls, roofs;
- (c) the grounds, landscaping, walkways, roadways and parking areas that are not allocated by the Board, pursuant to this Declaration or amendments to this

Declaration, for the exclusive use of a Unit owner;

- (d) all other devices or installations existing for common use, and all other elements of the buildings rationally of common use or necessary to their existence, upkeep and safety.

Section 1.3 “Limited Common Elements” means those Common Elements which are covered by this Declaration or amendments to this Declaration, by the recorded floor plans, or by agreement of all Owners, for the use of a certain Unit or number of Units to the exclusion of

other units including without limitation.

- (a) interior unfinished surfaces of each Unit's perimeter walls, ceilings and floors and space between floors;
- (b) entrances and exits to the Unit;
- (c) attics (meaning any space between the roof of a building and the ceiling of a Unit), crawl spaces, basements (if any, and if not included in a Unit as shown on the final "as built" plans referred to in Section 2.2), slabs, balconies, stoops, porches, patios and decks, if any, now (or hereafter if approved by the Board) attached to a particular Unit and whether or not shown on the "as built" plans;
- (d) garages, if assigned to a Unit and if not shown as part of the Unit on the final "as built" plans, and driveways serving one Unit;
- (e) utility service facilities serving a Unit, including the air conditioning and heating equipment and systems;
- (f) door and window frames for each Unit; and
- (g) back yard areas, meaning one of the following, as applicable. If the rear of a Unit is enclosed by a fence permitted by Developer or the Board pursuant to Section 5.4, then the back yard area shall mean that enclosed area. If there is no fence, the back yard area shall be the area in the rear of each Unit bounded as follows: (A) by the rear exterior wall of the Unit, (B) by two imaginary lines extending straight back from each side wall of the Unit, and (C) by one of the following imaginary lines, determined based on which line creates the smallest "back yard area" - either (I) the boundary line of the Land, or (II) a line that is one-half the distance between the rear wall of the Unit for which the "back yard area" is being determined and the closest wall of the closest Unit, or (III) the line of any easement, or (IV) a line 50 feet from

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and parallel to the rear wall of the Unit, or (V) with respect to any Unit of which a different limited common element line is shown on the plans contemplated by sections 2.2 and 2.4 (c), that the line shown on such plans.

(h) “side yard areas”, meaning one of the following, as applicable. If the side of a Unit is enclosed by a fence permitted by Developer or the Board pursuant to Section 5.4, then the side yard area shall mean that enclosed area. If there is no fence, the side yard area shall be the area in the side of each Unit bounded as follows: (A) by the side exterior wall of the Unit, (B) by two imaginary lines extending parallel from the rear and front wall of the Unit, and (C) by one of the following imaginary lines, determined based on which line creates the smallest “side yard area” - either (I) the boundary line of the Land, or (II) a line that is one-half the distance between the side wall of the Unit for which the “side yard area” is being determined and the closest wall of the closest Unit, or (III) the line of any easement, or (IV) a line 25 feet from and parallel to the side wall of the Unit, or (V) with respect to any Unit of which a different limited common element line is shown on the plans contemplated by sections 2.2 and 2.4 (c), that the line shown on such plans. Conflicts involving intersecting lines between side and back yard shall be resolved by developer or its successor the Condominium Association, Inc.

Section 1.4 “Use of Other Structures and Vehicles”

(a) No structure of a temporary character shall be permitted on any lot except temporary tool sheds or field offices used by a builder or Developer, which shall be removed when construction or development is completed.

(b) No outbuilding, trailer, basement, tent, shack, garage, barn or structure other than the main residence erected on a lot shall at any time be used as a residence, temporarily or permanently.

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(e) No trailer, truck, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot at any time unless housed in a garage or basement. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any lot (except in the garage) or on any street in the subdivision. No trailer, boat, truck, or other vehicle, except an automobile, shall be parked on any street in the subdivision for a period in excess of twenty-four hours in any one, calendar year.

(c) No automobile shall be continuously or habitually parked on any Street or public right-of-way in the subdivision.

All garage doors shall remain closed at all times except when required to be open for the entrance or exit of a vehicle housed therein.

Section 1.5 “Unit of “Condominium Unit” means the enclosed space consisting of one or more rooms as measured form interior unfinished surfaces, having direct access to the Common Elements. The location and extent of each Unit are as shown on the plans of the Regime recorded with this Declaration and include garage, if made part of the Unit on the plans. Notwithstanding that some of the following might be located in the Common Elements or Limited Common Elements, the plumbing heating, and air conditioning equipment (including all ducts and pipes), electrical wiring and equipment, hot water heater, telephone lines, cable television lines, window panes, doors (including storm and screen doors, if any), windows, halls, stairways and other equipment located within or connected to a Unit for the sole purpose of serving that Unit exclusively, are a part of the Unit, the maintenance repair and replacement of same being the responsibility of the Unit owners.

Section 1.6 “Common Expenses” means the includes all charges, costs and expenses incurred by the Council for and in connection with the administration and operation of the

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Regime, including without limitation: maintenance, repair, replacement and restoration (to the extent not covered by insurance) of the Common Elements; any additions and alterations thereto; all labor, services, materials, supplies and equipment therefor; all liability for loss or damage arising out of or in connection with the Common Elements and their use; all premiums of hazard, liability and other insurance with respect to the Regime; all liabilities incurred in acquiring a Unit pursuant to judicial sale, administrative, accounting, legal and managerial expenses; amounts incurred in replacing or substantially repairing capital improvements of the Regime, including roof repair and replacement, and road, driveway and parking area resurfacing; all reserve funds established by the Council; all charges for utilities not separately metered; provided, however, if the rate of any of the common utilities increased as a result of a particular owner's excessive usage, the Board may collect such increase from the Unit owner.

Section 1.7 "Co-Owner" or "Owner" or "Unit Owner" means the record owner, one of more persons or other legal entities, of a fee simple title to any Unit, but excluding those having an interest in the Unit merely as security for the performance of an obligation.

Section 1.8 "Board" or "Board of Administration" shall mean Board of Directors of the Council, having certain responsibilities delegated to it by the Council.

Section 1.9 "Bylaws" shall mean the Bylaws as amended from time to time, of the Council.

Section 10.0 "Rules and Regulation" means the rules made from time to time by the Council.

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ARTICLE 11
UNITS AND COMMON ELEMENTS

Section 2.1 Description and Number of Units. The general description and the number each Unit, expressing its area, location and other data necessary for identification, is contained in Exhibit A attached as a part of this Declaration. Additional Units may be brought in to the Regime pursuant to Section 2.4.

Section 2.2 Floor Plans. Simultaneously with recording of this Declaration, there has been filed in the Office of the Clerk of Jefferson County, Kentucky, a set of "as built" floor plans showing the layout, location, Unit numbers and dimensions of the initial Units and, if applicable, the initial Limited Common Elements; stating the name of the Regime and bearing the verified statement of a registered architectural professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. The Initial floor plans are of record in Apartment Ownership Book 82, Pages 7-9 in the office of the Clerk of Jefferson County Kentucky. Additional Units may be brought into the Regime by filing and recording supplemental floor plans as provided in Section 2.4.

Section 2.3 Percentage of Common Interest. Appurtenant to each Unit is that Unit's percentage of common interest, as set forth in Exhibit A. This percentage is computed by taking as a basis the floor area of the individual Unit in relation to the floor area of all existing Units, Except as otherwise provided in this Declaration (see Section 2.4) and except as otherwise provided by the Act, the percentage of common interest is permanent and shall not be altered without the acquiescence of the Owners representing all Units in the Regime. If the Regime is expanded as contemplated by Section 2.4 ,the percentage of common interest appurtenant to each Unit will be altered and redistributed on an as built basis and without the acquiescence of the Owners representing all of the Units, pursuant to the power of attorney and rights reserved in

this Declaration.

Section 2.4 Expandable Regime.

This is an expandable condominium regime.

In other words, additional buildings may become a part of this Regime at the option of Developer, its successors and assigns, as follows:

(a) Developer currently contemplates that the Regime will consist of approximately 90 Units, but this expression of intent does not obligate Developer, its successors or assigns, to construct all such Units, nor does this expression of intent prohibit Developer from constructing more Units.

(b) Developer currently intends to expand the Regime only on the Land described in the first paragraph of this Declaration.

(c) If expanded, the percentage of common interest appurtenant to each Unit in the Regime shall be distributed on an as-built basis upon completion or additional Units. The redistribution shall be done by amendment or amendments to this Declaration.

(d) Developer hereby reserves for itself, its successors and assigns, for a period of 10 years from the date of this Declaration, the right to execute on behalf of all contract purchasers, Unit Owner, mortgagees or other lien holders, or other parties claiming a legal or equitable interest in the Regime, any amendment, agreement or supplement that may be required to expand the Regime, and by taking any interest in the Regime or by taking any interest in a Unit, each such person or entity shall be deemed to have granted to Developer a power of attorney for such purposes, coupled with an interest running with the Regime or Unit, as applicable, and binding upon the successors or assigns of any of the foregoing parties, with that power of attorney not being affected by the death or disability of any principal. Developer, for itself, and for its successors and assigns, reserve an interest in any real estate, including the

Regime and each Unit, for these purposes. This interest reserved by Developer and the power of attorney hereby granted by each interest holder includes the right to amend the percentage of common interest appurtenant to each Unit and otherwise to amend this Declaration to supplement the floor plans to accomplish the expansion of the Regime, as contemplated by this Section.

ARTICLE III EASEMENTS

Section 3.1 Easements for Encroachment, Access and Utilities. The Units

Common Elements and Limited Common Elements shall have and be subject to the following easements:

(a) An easement exists for any maintenance, repair and replacement of any and all pipes, wires, conduits, or other utility lines running through or around any Unit (including those common facilities located above a suspended ceiling), which facilities serve more than one Unit and are part of the Common Elements.

(b) An easement exists for ingress and egress for the maintenance, repair and replacement of any load bearing wall located within a Unit.

(c) If any part of the Common Elements encroaches upon any Unit or Limited Common Element, and easement shall exist for the encroachment, the maintenance, repair and replacement thereof, so long as it continues. If any building of the Regime shall be partially or totally destroyed and then rebuilt, minor encroachments on any parts of the Common Elements due to reconstruction shall be permitted, and easements shall exist for the encroachments.

(d) An easement exists for ingress, egress and maintenance in favor of any public utility providing utility service to the Regime and the Units.

(e) An easement exists in favor of the Council of Co-owners, exercisable by

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the Board of Administration and its agents, to enter any unit or any Limited Common Element from time to time during reasonable hours, as may be necessary for the operation of the Regime (including the right to inspect Common Elements), on the event of emergency, for necessary action to prevent damage to any part of the Regime.

(e) Developer reserves the right during development to grant, transfer, cancel, relocate, and otherwise deal with all utility and other easements now or hereafter affecting the Common Elements.

Section 3.2 Reservation of Easements by Developer. To benefit land that may never be brought into the Regime, Developer reserves any and all sanitary sewer lines, storm sewer lines, telephone lines, electricity or other power lines, cable television lines, rights of way for ingress and egress and any other lines or accompanying easements. These reservations of easements shall be construed broadly in favor of Developer to facilitate the development of real estate that may never be brought into the Regime.

ARTICLE IV PERMANENCY OF INTEREST

Section 4.1 Alteration and Transfer of Interests. The Common Elements and easements appurtenant to each Unit shall have a permanent character and shall not be altered without the consent of the Board of Administration and the Unit owner affected. The Common Elements and easements shall not be separated from the Unit to which they appertain, and shall be deemed to be conveyed, leased or encumbered with the Unit even though the Common Elements or easements are not expressly mentioned or described in the conveyance or other instrument.

Section 4.2 Partition. The Common Elements shall remain undivided and shall not be

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the object of any action for partition or division of any part thereof except as provided by the Act.

ARTICLE V RESTRICTIONS

The Units and the Common Elements and Limited Common Elements shall be subject to the following restrictions, which restrictions shall be permanent:

Section 5.1 Use. The Unit shall be used only for single family residential purposes. The Unit shall be subject to such limitations and conditions as may be contained herein, or in the Bylaws of the Council, or any Rules and Regulations which may be adopted from time to time by the Board as to the use and appearance of the Units and the Common Elements.

Section 5.2 Subdivision. There shall be no subdivision or partition of any Unit without the prior written approval of the majority of the Board. If such approval is granted, such subdividing shall not alter or diminish the voting rights or the percentage of interest in the Common Elements previously allocated to the Unit undergoing such subdividing.

Section 5.3 Leases. Any Unit lease shall be in writing and shall be subject to this Declaration, the Bylaws and Rules and Regulation, and a copy of such lease shall be delivered to the Board.

Section 5.4 Fences and Back and Side Yard Areas. No fence, patio, wall, above or below ground pool, hot tub, antenna or receiver/transmitters (including there commonly known as “satellite dishes”), outbuilding or shed, or any other structure or placement of any kind of any kind or nature shall be erected or located anywhere in the Common Elements or Limited Common Elements (including within the “back yard area” and “side yard area” constituting Limited Common Area) without the prior written approval of Developer or the Board. Anytime an approved fence is in place; it must at no time have a locked gate, to allow the Council’s

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maintenance personnel access.

Section 5.5 Penalties. Violation of this Declaration, the Bylaws or any rules adopted by the Board of Administration, may be remedied by the Board, or its agent, by the imposition of reasonable fines or by legal action for damages, injunctive relief, restraining order, or specific performance. In addition, an aggrieved Unit owner may maintain a legal action for similar relief. A Unit owner in accepting ownership of a Unit agrees to become subject to this enforcement in the event of violation.

ARTICLE VI ADMINISTRATION

Section 6.1 Council of Co-Owners; Voting. The administration of the Regime shall be vested in a Council of Co-owners consisting of all the Unit owners of the Regime. The owner of any Unit, upon acquiring title, shall automatically become a member, each Unit owner shall have one vote for each Unit owned. If more than one person or entity owns a Unit, their one vote shall be exercised as they determine among themselves, but no vote may be split, and, if the owners of a Unit cannot agree among themselves as to the vote, no vote shall be allowed.

Section 6.2 Developer's Proxy Rights. The administration of the Regime, including the adoption and amendment of Bylaws, adoption of rules, assessment of Common Expenses and all other matters relating to the administration of the Regime, is vested in the Developer until (i) 120 days from the date at least 100% of the Units contemplated for the Regime have been conveyed to third parties; (ii) until the Developer elects to surrender this power to the Unit owners; or (iii) until the release of all bonds executed for Development by Developer, whichever first occurs. Until that time, the Developer shall constitute the Council of Co-owners and the Board of Administration, and shall possess the irrevocable proxy of the Unit owners to operate and administer the Regime during this time, which proxy each Unit owner automatically grants upon

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acceptance of a deed to a Unit. All Unit owners, by acceptance of a deed to a Unit, agree to this administration of the Regime by the Developer.

Section 6.3 Administration of the Regime. Administration of the Regime, including the use, maintenance, repair, replacement and restoration of the Common Elements, and any additions and alterations to them, shall be in accordance with the provisions of the Act, this Declaration, the Bylaws of the Council, and all rules adopted by the Board of Administration. Specifically (but not exclusively) the Council shall:

(a) Maintain, repair and replace all improvements in the Common Elements
(b) which are required by law to be maintained, repaired, and replaced upon, adjoining, or in connection with, any part of the Regime.

(c) Keep all Common Elements in a clean and sanitary condition and observe
(d) and all laws, ordinances, rules and regulations now or hereafter made by any governmental unit where applicable to the Regime.

(c) Well and substantially repair, maintain and keep all Common Elements of the Regime in good order and condition; maintain and keep said land and all adjacent land between any boundary of the Regime and the established street line in a neat and attractive condition, keeping all trees, shrubs and grass in good cultivation; replant the same as may be necessary and make good all defects in the Common Elements of the Regime required in this Master Deed to be repaired by the Council.

(e) Except as may be provided herein, in the Bylaws and Regime Rules, keep all Common Elements in a clean and sanitary condition and well and substantially repair, and maintain them in good order and condition.

(e) Observe any setback lines affecting the Regime as shown on the plans

herein.

- (1) Regulate the use of the Common Elements and Limited Common Elements.

Section 6.4 Board of Administration. Administration of the Regime shall be conducted for the Council by a Board of Administration (the Developer during the period outlined in Section 6.2) for Counsel of Co-Owners in accordance with the Bylaws. The Board shall be authorized to delegate administration of its duties and powers by written contract to a professional managing agent or administrator employed for that purpose by the Board so long as such contract does not exceed three years duration and is cancelable by the Board upon ninety days prior written notice. It shall be the responsibility of the Board to determine annually, subject to the approval of the Council, the estimated Common areas expenses of the Regime for the succeeding twelve months, and, having so determined, to make and collect the assessment monthly from each Unit owner, as set forth in Article VII. Where no such determination is formally made for any year, the calculations utilized for the previous twelve months shall remain in effect until such oversight is corrected. The Board shall keep detailed accounts of the receipts and expenditures affecting the Regime and its administration. Such books and records shall be available for examination by any Unit owner upon reasonable request and at such reasonable times and location as maybe specified by the Board.

ARTICLE VII ASSESSMENTS

Section 7.1 Covenant for Assessments. The proportionate share of each owner of each Unit in the common surplus and the Common Expenses of the condominium project is equal to the percentage of common interest appurtenant to the Unit of that Owner. The initial percentage of common interest appurtenant to each Unit has been set out in Exhibit A to this Declaration,

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with such percentage to be altered by amendment to this Declaration in accordance with Section 2.4 of this Declaration. Each person and/or entity who becomes an Owner of a Unit whether or not it shall be so expressed in any such deed or other form of conveyance, shall be deemed to covenant and agree to pay to the council the Unit's share of assessments as fixed, established, and collected from time to time as hereinafter provided. All assessments, together with interest thereon at the rate of ten (10%) percent per annum and costs of collection (including a lien preparation charge, filing fees, court costs and reasonable attorneys fees) shall be a charge and a continuing lien upon the Unit against which the assessment is made, and shall also be the personal obligation, jointly and severally, of the Owner or Owners of the Unit at the time when the assessment fall due.

Section 7.2 Determination of Regular Assessment, Reserves, Special Assessments, Fine Assessments, Expansion, Start Up Assessment.

(a) The Council, acting through the Board, shall, from time to time, but not less than once every twelve (12) months, determine the amount of the regular total assessment necessary to defray the Common Expenses for a give period not to exceed twelve (12) months. When setting the regular total assessment, the Council should include both (A) those funds required during the period for general operating purposes, and (B) those reserve funds estimated to be necessary for future capital improvement. All funds required for general operating purposes under (A) above may be held in the name of the Council. All funds required for reserves for capital improvements under (B) above shall be in an account in the name of the Council, for the benefit of all of the Unit owners in the Regime. Any Unit owner, by the acceptance of a deed, does authorize the disbursal of any and all of the escrow funds solely upon the written authorization of the Board.

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(b) Each Unit Owner is liable to pay that percentage of the regular total assessment that is applicable to his or her Unit's percentage of the common interest, as determined by the Council. Notwithstanding the foregoing sentence, for an unoccupied Unit owned by the Developer, the developer is only liable for sixty (60%) percent of the assessment which it would otherwise have to pay for the Unit. If the Unit becomes occupied, the Developer must thereafter begin paying a full assessment for that Unit.

(b) The Council may from time to time levy special assessments for reasonable purposes. A special assessment may be levied against one Unit, or a group of Units or all of the Units, as circumstances reasonably warrant according to the Unit or Units benefited by the assessment. If the assessment is apportioned among Units, the method of apportionment shall be based upon square feet unless for some reason that method would be very unfair. In that case, Council can determine another reasonable method of apportionment.

(d) If the Regime is expanded during a given year and additional Units are brought into the Regime, the new Unit shall pay the same assessment per square foot as the existing Units are paying for assessment year. If in the Council's sole discretion, such a rate would not be reasonable, the Council may adjust the rate up or down for those new Units until the next annual assessment is made

(e) The Council may levy a reasonable assessment, as a fine or penalty for violation of this declaration. A lien may be filed for this assessment and this assessment may be enforced by foreclosure and otherwise treated as a regular assessment.

(f) A special assessment, due immediately, arises against a Unit upon the initial transfer of record of the Unit from the Developer (or successor developer or designated developer) to the Unit owner (other than a successor developer or designated developer). The

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special assessment shall be in an amount equal to the sum of one month of the full regular assessment. It shall be collected at closing and paid to the Council for use by the Council for Common Expenses. This special assessment is in addition to the regular assessment. Any reduced assessment on the Unit ends as of the first day of the month immediately following the month in which title was transferred of record from the Developer (or successor developer or designated developer).

Section 7.3 Billing. The Council shall inform each Unit owner of the amount of the total assessment due from the Owner of that particular Unit. The Owner of each Unit must pay his or her Unit's required assessment in advance each month. Payment is to be made to such person at such a address as Council determines. Payment shall be due on the first day of each month, unless the Council otherwise directs. Special assessments are due thirty (30) days after the bill for the special assessments has been mailed or otherwise sent out by Council, unless the Council otherwise directs. If the Regime is expanded and additional Units are brought into the Regime during a given assessment year, those additional Units shall begin paying an assessment on the first day of the month immediately following the month after the Units were brought, of record, into the Regime.

Section 7.4 Limited Common Element Assessment. An additional assessment may be made by the Council against any Unit to pay any expense resulting from a Limited Common Elements benefiting that Unit. The assessment must be reasonable. The assessment should be apportioned among the Units (if more than one) using the Limited Common Element in a fair and reasonable manner. The assessment may be a regular annual assessment and may be billed and included as part of the regular annual assessment described in Section 7.2 above.

Section 7.5 Assessment Certificate. The Council, shall upon demand, at any reasonable

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time, furnish to any owner liable for assessment a certificate in writing signed by an officer or other authorized agent of the Council, setting forth the status of said assessment; i.e., “current,” and if no current, “delinquent” and the amount due. Such certificate shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A reasonable charge to cover labor and material may be made in advance by the Council for each Certificate.

Section 7.6 Non-Payment of Assessment. Any assessments (including special assessments) levied pursuant to this Declaration which is not paid on the date when due shall be delinquent and shall, together with such interest and other costs as set out elsewhere in the declaration, thereupon become a continuing lien upon the Unit which shall bind the Unit in the hands of the Owner and the Owner’s successors and assigns.

If the assessment is not paid within fifteen days after the due date, the assessment shall bear interest at a reasonable rate set by the Board in its minutes, and the Council may bring an action at law against the Unit owner personally obligated to pay the same and/or foreclose the lien against the Unit. Interest, costs and reasonable attorneys fees shall be added to the amount of assessment. No Owner may waive or otherwise escape liability for the assessments by non-use of the Common Elements or by abandonment of his Unit.

Section 7.7 Priority of Council Lien. The lien provided for in this Article shall take priority over any lien or encumbrance subsequently arising or created, except liens for real estate taxes assessments and liens of bona fide first mortgages or vendor’s liens which have been filed of record unless notice of this lien has been filed of record, and may be foreclosed in the same manner as a mortgage on real property in an action brought by Council. The Council is entitled to recover its reasonable attorneys fees and court costs and collection costs, as part of the lien. In any such foreclosure action, the Council shall be entitled, but not obligated, to become a

purchaser at the foreclosure sale.

Section 7.8 Disputes as to Common Expenses; Adjustments. Any owner who believes some portion of common expenses chargeable to her Unit, for which an assessment lien has been levied by the Council, has been improperly charged against that owner or the Unit, may bring action in appropriate court of law. The Council in its reasonable discretion may, in order to prevent manifest injustice, adjust (increase or decrease) the assessment for any Unit based upon a consideration of the following factors: the floor area of the Unit; the number of occupants in the Unit; or the demand on utilities by the occupants of the Unit; the accessibility of the Unit to Limited Common Areas. Council in its reasonable discretion may abate or reduce a Unit's assessment for a reasonable period of time, during which a Unit uninhabitable, through no fault of the Owners, as a result of damage or destruction.

Section 7.9 Purchaser at Foreclosure Sale Subject to Declaration, Bylaws, Rules and Regulations of the Council.

Any purchaser of a Unit at a foreclosure sale shall automatically become a member of the Council and shall be subject to all the provisions of this Declaration, the Bylaws and the Rules and Regulations.

Section 7.10 Non-Liability of Foreclosure Sale Purchaser for Past Due Common Expenses.

When the mortgagee of a first mortgage of record or other purchaser of a Unit requires title to the Unit as a result of foreclosure of the first mortgage or by deed in lieu of foreclosure, such acquirer of title shall not be liable for the share of the Common Expenses or other assessments by the Council chargeable to such Unit which became due prior to the acquisition of title to the Unit by such acquirer. Such unpaid share of Common Expenses or assessments shall

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be deemed to be Common Expenses collectible for all of the Units, including that of such acquirer, its successors or assigns. However, the Council's lien rights may be asserted against surplus proceeds of any judicial sale or against any payments made by the mortgagee to the owner mortgagor in the case of a deed in lieu of foreclosure

Section 7.11 Liability for Assessments Upon Voluntary Conveyance

The personal obligation of each Owner to pay the assessment against the Unit shall pass to any subsequent grantee who takes title through contract, operation of law, or through any other method or instrument other than a commissioner's deed or other court ordered deed or other than a deed to a mortgagee in lieu of foreclosure. The original owner shall not be released from the obligation of the assessment, but instead will be jointly and severally liable with the subsequent grantee. However, any such grantee or proposed grantee shall be entitled to an assessment certificate as described elsewhere in this Article, and such grantee shall not be liable for, nor shall the Unit be conveyed subject to a lien for, any unpaid assessment made by the Council against the grantor in excess of the amount set forth in the assessment certificate for the period reflected in the assessment certificate. This section shall not prejudice the right of the grantee to recover from the grantor the amounts paid by the grantee for the assessment which was also the obligation of the grantor.

Section 7.12 Late Charge. The Council may make a reasonable late charge or charges for any assessment, or installment of an assessment, not paid when due. This late charge shall also be a part of the assessment and shall also be a continuing lien upon the Unit and shall otherwise be treated and collected in the same manner as the assessment.

Section 7.13 Miscellaneous.

- (a) The Council may change the interest rate due on delinquent assessments,

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except that the rate cannot be changed more often than once every six months. As of its effective date, the new interest rate will apply to all assessments then delinquent.

(b) The Unit owner has the sole responsibility of keeping the Council informed of owner's current address if different from the Unit owned. Otherwise, notice sent by the Council to Unit address is sufficient for any notice requirement under this Declaration.

(c) The lien under this Article arises automatically, and no notice of lien need be recorded to make the lien effective.

(c) The assessment lien includes all collection costs, including demand letters, preparation of documents, reasonable attorneys fees, court costs, filing fees, and any other expenses occurred by the Council in enforcing or collecting the assessment.

(e) If any Common Element, including any Limited Common Area, is intentionally or negligently damaged or destroyed through the act or omission of any Unit owner, the Council may issue an individual assessment against the owner and the owner's Unit for the expenses involved in doing repairs and in making and/or enforcing the assessment, including reasonable attorneys fees.

(f) Any assessment otherwise payable in installments, shall become immediately due and payable in full without notice upon default in the payment of any installment. The acceleration will be at the discretion of the Board.

ARTICLE VIII COMMUNITY ASSOCIATION

Section 8.1 Springhurst Community Association. Springhurst Community Association, Inc. ("Community Association") has been created to maintain certain "Common Property" as defined in the Declaration of Covenants, Conditions and Restrictions dated September 17, 1996, of record in Deed Book 6789, Page 353 in the Office of the Clerk of

Jefferson County, Kentucky ("Master Declaration"). Pursuant to the Master Declaration, every owner of a Unit in The Village of Springmeadows Condominiums shall be automatically a Class A member of the Community Association and shall be required to pay to the Community Association on an annual basis the "Maintenance Assessment" as defined therein. By acceptance of a deed, each owner of a lot in The Village of Springmeadows Condominiums shall comply with the provisions of the Master Declaration as well as the Articles of Incorporation, Bylaws, Rules and Regulations of the Community Association. No owner of any lot in The Village of Springmeadows Condominiums shall be entitled to have Clubhouse membership privileges unless Zaring Homes Kentucky LLC ("Zaring") or the Community Association determines to make such memberships available and then only on such terms and conditions as Zaring (or the Community Association) may require.

Section 8.2 Maintenance Assessment. The "Maintenance Assessment" means the annual assessment levied from time to time by the Community Association for the maintenance of the Common Property but which does not include any obligations or expenses with respect to the Clubhouse. Currently the Maintenance Assessment is \$312.00 per unit per year.

Section 8.3 Master Declaration. The terms and provisions of the Master Declaration recorded in Deed Book _____, Page _____ are incorporated herein by reference and made a part hereof.

Section 8.4 Rights, Duties and Obligations. Except as set forth above, every unit owner in The Village of Springmeadows Condominiums shall have the same rights, duties and obligations with respect to the Community Association (and the Community Association shall have the same rights, duties and obligations with respect to each such unit owner) as are found in the Master Declaration and the previously recorded Declaration of Covenants, Conditions and

Restrictions for other sections of Springhurst.

Upon initial conveyance of each Unit in The Village of Spring Meadows Condominium (excluding, if applicable, any conveyance by Developer pursuant to a single transaction of all or substantially all of the Units), the respective Owners purchasing such Units shall pay the Springhurst Community Association, Inc. a non-refundable initial assessment in the amount of \$300. This initial assessment shall be used as working capital for the Springhurst Community Association and is not collected in lieu of any installments of the Maintenance Assessment.

ARTICLE IX INSURANCE

Section 9.1 General Insurance. The Council shall carry a master policy of fire and extended coverage, vandalism, malicious mischief and liability insurance, and if required by law, worker's compensation insurance with respect to the Regime and the Council's administration thereof in accordance with the following provisions:

(a) The master policy shall be purchased by the Council for the benefit of the Council, the Unit Owners and their mortgagees as their interest may appear, subject to the provisions of this Declaration and the Bylaws. The "master policy" may be made up of several different policies purchased from different agencies and issued by different companies.

(b) All buildings, improvements, and other Common Elements shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount not less than one (100%) percent of the replacement value of the exterior of the building, the brick, window, framing, roofing and rough in mechanicals, interior walls, partitioning, finished dry wall, in furnished by the Developer and other improvements and betterments, as determined from time to time by the Council. The Council may elect to carry insurance to cover such other

perils from time to time shall be customarily covered with respect to buildings and improvements similar in construction, location and use.

(d) The unit owner shall be responsible to obtain fire and other perils coverage for the: interior finish of the Unit, but not limit to all fixtures, trim, carpet, appliances, HVAC, ceramic tile, hardwood floors plumbing fixtures and appliances.

(e) The Council shall try to have its liability insurance contain cross-liability endorsements or appropriate provisions to cover liability of the Unit Owners, individually and as a group (arising out of their ownership interest in the Common Elements), to another Unit Owner. The amount of the such insurance shall be reasonably determined by the Council.

Section 9.2 Fidelity Insurance. The Council shall carry fidelity coverage against dishonest acts on the part of officers and employees, members of the Council, members of the Board, trustees, employees, or volunteers responsible for the handling of funds collected and held for the benefit of the Unit Owners. The fidelity bond or insurance must name the Council as the named insured and shall be written in an amount sufficient to provide protection which is not less than the total annual assessments plus all accumulates reserves and all other funds held by the Council either in its own name or for the benefit of the Unit Owners.

Section 9.3 Directors' and Officers' Errors and Omissions Insurance. The Council may purchase insurance to protect itself and to indemnify any director or officer, past or present, against expenses actually and reasonably incurred by a director or officer in connection with the bringing of any action, suit proceeding, civil or criminal, to which he is made a party by reason of being or having been such director or officer, except in relation to matters as to which, he shall be adjudged in action, suit or proceeding to be liable for negligence or misconduct in the performance of duty to the Council; or to obtain such fuller protection and indemnification for

directors and officers as the law of Kentucky permits. The policies shall be in an amount to be reasonably determined by the Council.

Section 9.4 Premiums. The premiums upon insurance purchased by the Council shall be Common Expenses.

Section 9.5 Proceeds. Proceeds of all insurance policies owned by the Council shall be held by the Council for the use of the Unit Owners and their mortgagees as their interest may appear, provided, however, the proceeds of any insurance received by the Council because of property damage shall be applied to repair and reconstruction of the damaged property, except as may otherwise permitted by this Declaration.

Section 9.6 Power of Attorney. Each Unit Owner shall be deemed to appoint the Council its true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of the master policy or any other insurance policy obtained by the Council. Without limitation on the foregoing, the Council as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit the premiums therefore, to collect proceeds and to route the same to the Council, the Unit Owners and their respective mortgagees as their interest appear, to execute releases of liability and to execute all documents and to do all things on behalf of the Unit Owners and the Regime as shall be necessary or convenient to the accomplishment of the foregoing; and any insurer may deal exclusively with the Council in regard to such matters.

Section 9.7 Responsibility of Unit Owner. The Council shall not be responsible for procurement or maintenance of any insurance covering the contents or the interior of any Unit nor the liability of any Unit Owner for injuries therein not caused by or connected with the Council's operation, maintenance or use of the Regime. Each Unit Owner shall obtain insurance

coverage at his own expense upon his Unit's furnishings personal property and these items under 9.1 (c) above; and, in addition, shall obtain comprehensive personal liability insurance covering liability for damage to persons or property of others located within such Unit Owner's Unit, or in another Unit in the project or upon the Common Areas, resulting from the negligence of the insured Unit Owner, in such amounts as shall from time to time be determined by 'the Council.

Section 9.8 Release. All policies purchased under this Article by either the Council or the individual Unit Owners shall provide for the release by the issuer thereof of any and all rights of subrogation or assignment and all causes and rights of recovery against any Unit Owners, member of their family, their employees, their tenants, servants, agents and guests, the Council, any employee of the Council, the Board, or any occupant of the Regime, for recovery against any one of them for any loss occurring to the insured property resulting from any of the perils insured against under the insurance policy.

Section 9.9 Approximate Coverage. If any of the required insurance coverage under this Article becomes or is impossible to obtain or can be obtained only at an unreasonable cost, the Council shall obtain coverage which most closely approximates the required coverage, if such substitute insurance is available.

Section 9.10 Additional Policy Requirements. All such insurance coverage obtained by the Council shall be written in the name of the Council, for the use and benefit of the Council, the Unit Owners and their mortgagees, as further identified below. Such insurance shall be governed by the provisions hereinafter set forth:

(a) Exclusive authority to adjust losses under policies in force on the Regime obtained by the Council shall be vested in the Council provided, however, that no mortgagee having an interest in such losses may be prohibited from participating in the settlement

negotiations, if any, related thereto.

(b) In no event shall the insurance coverage obtained by the Council hereunder be brought into contribution with insurance purchased by individual Owners, occupants, other their mortgagees, and the insurance carried by the Council shall be primary.

(c) All casualty insurance policies shall have an agreed amount endorsement with an annual review by one or more qualified persons.

(d) The Council should make reasonable efforts to secure insurance policies that provide for the following:

(I) a waiver of subrogation;

(II) that no policy may be canceled, invalidated, or suspended on account of the acts of any one or more individual Owners;

(III) that no policy may be canceled; invalidated or suspended on account of the conduct or any director, officer or employee of the Council or its duly authorized manager without prior demand in writing delivered to the Council to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Council, its manager, any owner or mortgagee; and

(IV) that any "other insurance" clause in any policy exclude individual Owner's policies from consideration.

Section 9.11 Other Insurance Requirements. If this Project is intended to be qualified under the requirements of FHLMC, FNMA, HUD, FHA, VA or other similar program, the insurance

requirements of that program are incorporated herein by reference. If any insurance company is unsure of the coverage intended, it should ask for an interpretation from the Board. Otherwise, the broadest coverage shall be presumed, if there is an ambiguity.

**ARTICLE X
ALTERATIONS**

Section 10.1 Alteration of Regime. Restoration or replacement of the Regime (unless resulting from casualty destruction), or construction of any additional buildings (other than those initially contemplated in the Regime including those contemplated by Section 2.4 of this Declaration), material alterations or additions to any building of the Regime, shall be undertaken by the Council or unit Co-owners only after unanimous approval of all Co-Owners, and with written consent of the holders of all liens on units affected and in accordance with the complete plans and specifications approved in writing by the Board. Promptly upon completion of such restoration, alteration or replacement, the Board of Administration shall duly record the amendment with a complete set of floor plans of the Units of the Regime as so altered, certified as built by a registered architect or engineer.

Section 10.2 Reconstruction. Where casualty destruction, partial or total, of the building occurs, whether arising from events covered by insurance or not, the determination as to reconstruction shall be governed by the Act, more particularly KRS 381.890, as may be amended or supplemented from time to time.

**ARTICLE XI
INDEBTEDNESS**

Section 11.1 Incurrence and Retirement of Indebtedness. The Council of Co-Owners, acting by unanimous vote of the Board, may borrow money from time to time for the following purposes:

(a) To cover any budgetary deficit for operational expenses, so long as such loan can be repaid within six months from anticipated Common Expense income not needed for ongoing operations;

(b) To buy a Unit in the Regime at a foreclosure sale;

(b) To pay costs of reconstruction, major repair, replacement or alteration of the Common Elements (to the extent not covered by insurance proceeds). There shall be no more than one authorized loan outstanding at any one time. When it is necessary to effect such a loan, the Council, acting through the Board, may pledge, as security thereon, its rights to receive that part of the monthly Common Expense income that is necessary to amortize the payoff of the loan

ARTICLE XII GENERAL

Section 12.1 Eminent Domain. The following provisions shall control upon any taking by eminent domain:

(a) In the event of the taking of an entire Unit by eminent domain, the Unit owner and the Unit owner's mortgagee(s), as their interest may appear, shall be entitled to receive to award for such Unit taking and, after acceptance thereof, the Unit owner, the Unit owner's mortgagee(s) and other interest holder shall be divested of all interest in the Regime. If any condemnation award shall become payable to any owner whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Council of Co-owners on behalf of such owner. In that event, the Council shall rebuild the Unit as is necessary to make it habitable and remit the balance, if any of the condemnation proceeds pertinent to the Unit owner thereof and the Unit owner's mortgagee(s), as their interests may appear.

(b) If there is any taking of any portion of the Regime other than any unit, the Condemnation proceeds relative to such taking shall be paid to the Council. The affirmative vote of a majority of the Unit owners shall determine whether to rebuild, repair or replace the portion so taken or take such other action as they deem appropriate. If no such affirmative vote is obtained, such condemnation proceeds shall be remitted to the Unit owners in accordance with

their respective percentages of common interest.

(c) If the Regime continues after taking by eminent domain, then the remaining portion of the Regime shall be re-surveyed and this Master Deed amended accordingly by the Board, if any Unit shall have been taken, then the amended Master Deed shall reflect such taking and shall proportionately readjust the percentage of common interest of the remaining Unit owners based upon a total percentage of common interest of 100%.

Section 12.2 Amendment of Declaration. Except as otherwise provided in this Declaration, or in the Kentucky Condominium Property Law, this Declaration may be amended from time to time by a majority of the Unit owners, effective only upon recording of the signed instrument setting forth the amendment.

WITNESS the signature of Developer on 22 day of May, 2001
COMMON WEALTH OF KENTUCKY) **MICHAEL YOUNG, INC.**
COUNTY OF JEFFERSON)SS

The foregoing instrument was acknowledge before me on 5/22., 2001, by
_____,President. of Michael A. Young, Inc., a Kentucky
corporation-on behalf of the corporation

Notary Public
Commission expires: August 24, 2003

07651PG0693

BANK ONE'S ACCEPTANCE:

The foregoing Master Deed and Declaration of Condominium Property Regime of The Village of Springmeadows Condominiums is agreed to and acknowledged this 18 day of May
Commission expires 6/16_,2005

BANK ONE, KENTUCKY, NA

BY: _____

JIL

This Instrument Prepared By:

William P. O'Brien
Karem & Karem, Attorneys
Suite 312-Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

DATE:

STATE OF KENTUCKY
COUNTY OF JEFFERSON

. . .

The foregoing instrument was acknowledged before me on 5/18, 2001, by Richard J. Blahauvietz as First Vice President of Bank One Kentucky, NA, a national banking association.

**SECOND AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Second Amendment is made and entered into as of October 8, 2001 by
MICHAEL A YOUNG, INC , a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222 ("Developer")

RECITALS

A Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and Amended in Deed Book 7717, Page 453 in the office of the Clerk of
Jefferson County Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium]
property regime (the "**Regime**") certain real property described in the Declaration

B Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on
behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating
additional units

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer
hereby amends the Declaration and the First Amendment to create certain additional Units as part
of the Regime, as follows

1 Simultaneously with the recording of this Second Amendment there is filed in the
office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 84, Pages
14+15 a set of floor plans showing the layout, location, Unit numbers and dimensions of the
previous and additional Units and Limited Common Elements created by and submitted to the

Regime by this Second Amendment Stating, the name of the Regime, and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9 and Condominium or Apartment Ownership Book 83, Pages 36 & 37, in the office of the Clerk of Jefferson County, Kentucky

2 The new units created by and submitted to the Regime by this Second 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 and ^{FIRST} ~~First~~ Amendment is hereby supplemented, amended and restated by **Exhibit A** to this Second Amendment

3 In all other respects, Developer ratifies and affirms all of the terms and provision of the original Declaration

WITNESS the signature of Developer on the above date

MICHAEL A. YOUNG, INC.

BY

Michael A. Young

TITLE

President

DB07747PG0160

The foregoing instrument was acknowledged before me on 11/1, 2001

Notary Public, State-at-Large, KY

Commission expires Aug 24, 2003

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 84 PAGE 14-15
FILE NO. 1396

Document No.: DN200117001A
Lodged By: KAREM e KAREM
Recorded On: 10/08/2001 01:57:11
Total Fees: 12.00
Transfer Tax: .00
County Clerk: Barbara Holsclaw-JEFF CO KY
Deputy Clerk: KEMAL

~~END OF DOCUMENT~~

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531 09	550 05	2081 14	6 27%
2	2 Story	See Plan	1533 11	545 78	2078 89	6 26%
3	2 Story	See Plan	1530 12	548 58	2078 70	6 26%
4	2 Story	See Plan	1531 38	556 98	2088 36	6 29%
87	2 Story	See Plan	1524 54	555 59	2080 13	6 26%
88	2 Story	See Plan	1533 81	554 75	2088 56	6 29%
89	2 Story	See Plan	1544 40	552 84	2097 04	6 32%
90	2 Story	See Plan	1547 60	557 37	2104 97	6 34%
75	2 Story	See Plan	1367 32	556 82	1924 14	5 79%
76	2 Story	See Plan	1533 11	545 78	2078 89	6 26%
77	2 Story	See Plan	1530 12	548 58	2078 70	6 26%
78	2 Story	See Plan	1531 38	556 98	2088 36	6 29%
57	2 Story	See Plan	1529 92	560 31	2090 23	6 26%
58	2 Story	See Plan	1521	555 23	2076 23	6 26%
59	2 Story	See Plan	1519 32	552 64	2071 96	6 26%
60	2 Story	See Plan	1550 92	546 48	2097 40	6 35%
			TOTAL 33,203 68			TOTAL 100.02

Document No.: DN2001174906

Lodged By: KAREM & KAREM.3704

Recorded On: 10/16/2001 01:09:23

Total Fees: 11.00

Transfer Tax: .00

County Clerk: Bobbie Holscow-JEFF CO KY

Deputy Clerk: DARRAR

END OF DOCUMENT

**FIFTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Fourth Amendment is made and entered into as of February 19th, 2002 by
MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453 and Second Amendment
in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158 and Third
Amendment recorded in Deed Book 7784, Page 48 and Fourth Amendment recorded in Deed
Book 7796, Page 181 in the office of the Clerk of Jefferson County Kentucky (the
"Declaration"), which submitted to a horizontal [condominium] property regime (the "Regime")
certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on
behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating
additional units.

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer
hereby amends the Declaration and the First, Second, Third and Fourth Amendment to create
certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Fifth Amendment there is filed in the
office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 86, Pages

10-11 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this Fifth Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9, Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37 and Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15 and Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18 and Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40 in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Fifth 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 and Fourth Amendment is hereby supplemented, amended and restated by **Exhibit A** to this Fifth Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY: Michael A. Young Inc.
TITLE: President

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet		Percentage of Common of Interest
			1st Floor	Second Floor	Total
1 2 Story	See Plan	1531.09	550.05	2081.14	3.97%
2 2 Story	See Plan	1533.11	545.78	2078.89	3.96%
3 2 Story	See Plan	1530.12	548.58	2078.70	3.96%
4 2 Story	See Plan	1531.38	556.98	2088.36	3.98%
8 2 Story	See Plan	1524.54	555.59	2080.13	3.96%
88 2 Story	See Plan	1533.81	554.75	2088.56	3.98%
89 2 Story	See Plan	1544.40	552.64	2087.04	3.99%
90 2 Story	See Plan	1547.60	557.37	2104.97	4.01%
75 2 Story	See Plan	1367.32	556.82	1924.14	3.66%
76 2 Story	See Plan	1533.11	545.78	2078.89	3.96%
77 2 Story	See Plan	1530.12	548.58	2078.70	3.96%
78 2 Story	See Plan	1531.38	556.96	2088.34	3.98%
57 2 Story	See Plan	1529.92	560.31	2090.23	3.98%
58 2 Story	See Plan	1521.00	555.23	2076.23	3.95%
59 2 Story	See Plan	1519.32	552.64	2071.96	3.95%
60 2 Story	See Plan	1550.92	546.48	2097.40	3.99%
5 2 Story	See Plan	1530.38	538.75	2069.13	3.94%
6 2 Story	See Plan	1518.35	545.25	2063.60	3.93%
7 2 Story	See Plan	1344.61	555.71	1900.32	3.62%
8 2 Story	See Plan	1545.34	558.69	2104.03	4.01%
49 3 Story	See Plan	1397.23	266.50	1663.73	3.17%
50 3 Story	See Plan	1394.84	266.50	1661.34	3.16%
9 2 Story	See Plan	1492.70	541.21	2033.91	3.87%
10 2 Story	See Plan	1326.84	542.99	1869.83	3.56%
11 2 Story	See Plan	1331.10	562.56	1893.66	3.61%
12 2 Story	See Plan	1502.49	540.86	2043.35	3.89%
TOTAL			52,506.58	TOTAL	100.00

DB07823PG0706

OR
APT. OWNERSHIP
BOOK 86 PAGE 10-11
FILE NO. 1436
END OF DOCUMENT

Document No.: DN2002032540
Lodged By: karen
Recorded On: 02/20/2002 11:16:29
Total Fees: 14.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: CARHAR

EXHIBIT

"A"

**SEVENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Seventh Amendment is made and entered into as of May 23rd, 2002 by
MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453, Second Amendment
in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158, Third
Amendment recorded in Deed Book 7784, Page 48, Fourth Amendment recorded in Deed
Book 7796, Page 181, Fifth Amendment recorded in Deed Book 7823, Page 703 and a Sixth
Amendment in Deed Book 7863, Page 128 in the office of the Clerk of Jefferson County
Kentucky (the "Declaration"), which submitted to a horizontal [condominium] property regime
(the "Regime") certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on
behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating
additional units.

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer
hereby amends the Declaration and the First, Second, Third, Fourth, Fifth and Sixth Amendment
to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Seventh Amendment there is filed in the

office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 88,
Pages 1-3 a set of floor plans showing the layout, location, Unit numbers and dimensions of
the previous and additional 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 registered professional engineer certifying that the plans fully and
accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9, Amended
in Condominium or Apartment Ownership Book 83, Pages 36 & 37 and Amended in
Condominium or Apartment Ownership Book 84, Page 14 & 15 and Amended in Condominium
or Apartment Ownership Book 85, Pages 17 & 18 and Amended in Condominium or Apartment
Ownership Book 85, Pages 39 & 40 and Amended in Condominium or Apartment Ownership
Book 86, Pages 10 & 11 and Amended in Condominium or Apartment Ownership Book 87,
Pages 10 & 11 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 and prior Amendments are
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 provision
of the original Declaration.

WITNESS the signature of Developer on the above date.

07885PG0982
MICHAEL A. YOUNG, INC.

BY: Michael A. Young
TITLE: Pres.

COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS)

The foregoing instrument was acknowledged before me on May 23rd, 2002

Michael A. Young, as President of Michael A. Young, Inc., a Kentucky Corporation.

William P. O'Brien
Notary Public, State-at-Large, KY

Commission expires: Aug 24, 2003

Instrument Prepared By:

William P. O'Brien
William P. O'Brien
Karem & Karem, Attorneys
Suite 312-Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 88 PAGE 1-3
FILE NO 1471

Document No.: 002002096374
Lodged By: Karem & Karem
Recorded On: 05/23/2002 02:22:39
Total Fees: 14.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: YOLLO62

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS						
Unit No.	Unit Type	Location	1st Floor	Second Floor	Unit Floor Area in Square Feet Total	Percentage of Common of Interest
1	2 Story	See Plan	1531.09	550.05	2081.14	2.70%
2	2 Story	See Plan	1533.11	545.78	2078.89	2.70%
3	2 Story	See Plan	1530.12	548.58	2078.70	2.70%
4	2 Story	See Plan	1531.38	556.98	2088.36	2.71%
87	2 Story	See Plan	1524.54	555.59	2080.13	2.70%
88	2 Story	See Plan	1533.81	554.75	2088.56	2.71%
89	2 Story	See Plan	1544.40	552.64	2097.04	2.72%
90	2 Story	See Plan	1547.60	557.37	2104.97	2.74%
75	2 Story	See Plan	1367.32	556.82	1924.14	2.50%
76	2 Story	See Plan	1533.11	545.78	2078.89	2.70%
77	2 Story	See Plan	1530.12	548.58	2078.70	2.71%
78	2 Story	See Plan	1531.38	556.98	2088.34	2.71%
57	2 Story	See Plan	1529.92	560.31	2090.23	2.70%
58	2 Story	See Plan	1521.00	555.23	2076.23	2.69%
59	2 Story	See Plan	1519.32	552.64	2071.96	2.72%
60	2 Story	See Plan	1550.92	546.48	2097.40	2.69%
5	2 Story	See Plan	1530.38	538.75	2069.13	2.68%
6	2 Story	See Plan	1518.35	545.25	2063.60	2.47%
7	2 Story	See Plan	1344.61	555.71	1900.32	2.73%
8	2 Story	See Plan	1545.34	558.69	2104.03	2.16%
49	3 Story	See Plan	1397.23	266.50	1663.73	2.16%
50	3 Story	See Plan	1394.84	266.50	1661.34	2.64%
9	2 Story	See Plan	1492.70	541.21	2033.91	2.43%
10	2 Story	See Plan	1326.84	542.99	1869.83	2.46%
11	2 Story	See Plan	1331.10	562.56	1893.66	2.65%
12	2 Story	See Plan	1502.49	540.86	2043.35	2.69%
53	2 Story	See Plan	1525.50	548.78	2074.28	2.70%
54	2 Story	See Plan	1527.60	551.66	2078.72	2.71%
55	2 Story	See Plan	1530.16	554.84	2085.00	2.70%
56	2 Story	See Plan	1526.75	549.40	2076.15	2.54%
61	2 Story	See Plan	1408.04	549.40	1957.44	2.48%
62	2 Story	See Plan	1353.13	554.84	1907.97	2.70%
63	2 Story	See Plan	1527.06	551.66	2078.72	2.69%
64	2 Story	See Plan	1525.50	548.78	2074.28	2.71%
79	2 Story	See Plan	1533.56	553.36	2086.92	2.48%
80	2 Story	See Plan	1355.31	551.85	1907.16	2.71%
81	2 Story	See Plan	1535.75	551.22	2086.97	2.71%
82	2 Story	See Plan	1530.65	552.33	2082.98	2.71%
TOTAL: 77,003.17					TOTAL:	100.00

END OF DOCUMENT

**NINTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Ninth Amendment is made and entered into as of October 31st, 2002 by
MICHAEL A YOUNG, INC , a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222 ("Developer")

RECITALS

A Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453, Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158, Third Amendment recorded in Deed Book 7784, Page 48, Fourth Amendment recorded in Deed Book 7796, Page 181, Fifth Amendment recorded in Deed Book 7823, Page 703, Sixth Amendment in Deed Book 7863, Page 128 , Seventh Amendment in Deed Book 7885, Page 980 and the Eighth Amendment in Deed Book 7926, Page 539 in the office of the Clerk of Jefferson County Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration

B Pursuant to Section 2 4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units

NOW THEREFORE, pursuant to it's powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Amendment to create certain additional Units as part of the Regime, as follows

1 Simultaneously with the recording of this Ninth Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 91, Pages 33+34 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this Ninth Amendment Stating, the name of the Regime, and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9, Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37, Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15, Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18, Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40, Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11, Amended in Condominium or Apartment Ownership Book 88, Pages 1-3 and Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6 in the office of the Clerk of Jefferson County, Kentucky

2 The new units created by and submitted to the Regime by this Ninth 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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this Ninth Amendment

3 In all other respects, Developer ratifies and affirms all of the terms and provision of the original Declaration

WITNESS the signature of Developer on the above date

MICHAEL A. YOUNG, INC.

BY Michael A. Young
TITLE President

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on Oct. 31, 2002

Michael A. Young, as President of Michael A Young, Inc , a Kentucky Corporation

Paul F. Vissman
Notary Public, State-at-Large, KY

Commission expires Notary Public, State at Large, KY
My commission expires May 12, 2006

Instrument Prepared By

Paul F. Vissman
Paul F Vissman
Karem & Karem, Attorneys
Suite 312-Speed Bldg
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

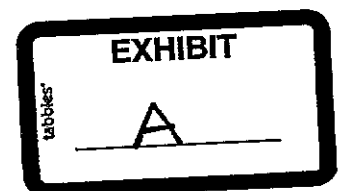
Document No.: DN2002204003
Lodged By: SPRINGMEADOWS COND
Recorded On: 10/31/2002 11:18:22
Total Fees: ~~12.00~~ 14.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: CARHAR

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			percentage of Common		
			1st Floor	Second Floor	Total	of Interest		
1	2 Story	See Plan	1531 09	550 05	2081 14	2 23%		
2	2 Story	See Plan	1533 11	545 78	2078 89	2 23%		
3	2 Story	See Plan	1530 12	548 58	2078 70	2 23%		
4	2 Story	See Plan	1531 38	556 98	2088 36	2 24%		
87	2 Story	See Plan	1524 54	555 59	2080 13	2 23%		
88	2 Story	See Plan	1533 81	554 75	2088 56	2 24%		
89	2 Story	See Plan	1544 40	552 64	2097 04	2 25%		
90	2 Story	See Plan	1547 60	557 37	2104 97	2 26%		
75	2 Story	See Plan	1367 32	556 82	1924 14	2 07%		
76	2 Story	See Plan	1533 11	545 78	2078 89	2 23%		
77	2 Story	See Plan	1530 12	548 58	2078 70	2 23%		
78	2 Story	See Plan	1531 38	556 96	2088 34	2 24%		
57	2 Story	See Plan	1529 92	560 31	2090 23	2 24%		
58	2 Story	See Plan	1521 00	555 23	2076 23	2 23%		
59	2 Story	See Plan	1519 32	552 64	2071 96	2 22%		
60	2 Story	See Plan	1550 92	546 48	2097 40	2 25%		
5	2 Story	See Plan	1530 38	538 75	2069 13	2 22%		
6	2 Story	See Plan	1518 35	545 25	2063 60	2 21%		
7	2 Story	See Plan	1344 61	555 71	1900 32	2 04%		
8	2 Story	See Plan	1545 34	558 69	2104 03	2 26%		
49	3 Story	See Plan	1397 23	266 50	1663 73	1 79%		
50	3 Story	See Plan	1394 84	266 50	1661 34	1 78%		
9	2 Story	See Plan	1492 70	541 21	2033 91	2 18%		
10	2 Story	See Plan	1326 84	542 99	1869 83	2 01%		
11	2 Story	See Plan	1331 10	562 56	1893 66	2 03%		
12	2 Story	See Plan	1502 49	540 86	2043 35	2 19%		
53	2 Story	See Plan	1525 50	548 78	2074 28	2 23%		
54	2 Story	See Plan	1527 60	551 66	2078 72	2 23%		
55	2 Story	See Plan	1530 16	554 84	2085 00	2 24%		
56	2 Story	See Plan	1526 75	549 40	2076 15	2 23%		
61	2 Story	See Plan	1408 04	549 40	1957 44	2 10%		
62	2 Story	See Plan	1353 13	554 84	1907 97	2 05%		
63	2 Story	See Plan	1527 06	551 66	2078 72	2 23%		
64	2 Story	See Plan	1525 50	548 78	2074 28	2 23%		
79	2 Story	See Plan	1533 56	553 36	2086 92	2 24%		
80	2 Story	See Plan	1355 31	551 85	1907 16	2 05%		
81	2 Story	See Plan	1535 75	551 22	2086 97	2 24%		
82	2 Story	See Plan	1530 65	552 33	2082 98	2 24%		
13	2 Story	See Plan	1572 85	556 96	2129 81	2 29%		
14	2 Story	See Plan	1415 92	555 63	1971 55	2 12%		
15	2 Story	See Plan	1345 3	547 63	1892 83	2 03%		
16	2 Story	See Plan	1531 6	556 70	2088 30	2 24%		
17	2 Story	See Plan	1539 99	552 19	2092 18	2 25%		
18	2 Story	See Plan	1410 38	558 97	1969 35	2 11%		
19	2 Story	See Plan	1540 96	559 19	2100 15	2 25%		
20	2 Story	See Plan	1362 13	557 65	1919 78	2 06%		
			TOTAL			93,167 120	TOTAL	100 0

END OF DOCUMENT

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 91 PAGE 33-34
1543



~~DB 08025PG0085~~

**TENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Tenth Amendment is made and entered into as of December 11th, 2002 by
MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539 and the Ninth Amendment in Deed Book 7992, Page 824 in the office of the Clerk of Jefferson County Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to it's powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh,

Eighth and Ninth Amendment to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Tenth Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 92, Pages 46-47 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this Tenth Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6 and Amended in Condominium or Apartment Ownership Book 91, Pages 33-34 in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Tenth 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 and prior Amendments are hereby supplemented, amended and restated by Exhibit A to this Tenth Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY: Michael A. Young
TITLE: President

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on December 11th, 2002
DECEMBER, as President of Michael A. Young, Inc., a Kentucky Corporation.

Paul F. Vissman
Notary Public, State-at-Large, KY

Notary Public, State at Large, KY
Commission expires: My commission expires May 12, 2006

Instrument Prepared By:

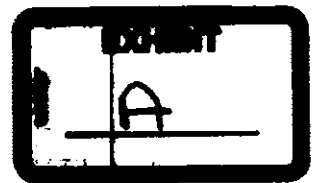
Paul F. Vissman
Paul F. Vissman
Karem & Karem, Attorneys
Suite 312-Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

Document No.: 88090217942
Lodged By: KAREN.1049
Recorded On: 12/12/2002 02:35:26
Total Fees: 14.00
Transfer Fee: .00
County Clerk: Debbie Haiselaw-JEFF CO KY
Deputy Clerk: TERRY

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	2.15%
2	2 Story	See Plan	1533.11	545.78	2078.89	2.15%
3	2 Story	See Plan	1530.12	548.58	2078.70	2.15%
4	2 Story	See Plan	1531.38	556.88	2088.36	2.16%
87	2 Story	See Plan	1524.54	555.69	2080.13	2.15%
88	2 Story	See Plan	1533.81	554.75	2088.56	2.16%
89	2 Story	See Plan	1544.40	552.64	2097.04	2.16%
90	2 Story	See Plan	1547.80	557.37	2104.97	2.18%
75	2 Story	See Plan	1387.32	558.82	1924.14	1.99%
76	2 Story	See Plan	1533.11	545.78	2078.89	2.15%
77	2 Story	See Plan	1530.12	548.58	2078.70	2.15%
78	2 Story	See Plan	1531.38	556.88	2088.34	2.16%
57	2 Story	See Plan	1529.92	560.31	2090.23	2.16%
58	2 Story	See Plan	1521.00	555.23	2076.23	2.15%
59	2 Story	See Plan	1519.32	552.64	2071.96	2.14%
60	2 Story	See Plan	1550.92	546.48	2097.40	2.16%
5	2 Story	See Plan	1530.38	538.75	2069.13	2.14%
6	2 Story	See Plan	1518.35	545.25	2063.60	2.13%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.96%
8	2 Story	See Plan	1545.34	558.89	2104.03	2.18%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.72%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.72%
9	2 Story	See Plan	1492.70	541.21	2033.91	2.10%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.93%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.96%
12	2 Story	See Plan	1502.49	540.86	2043.35	2.11%
53	2 Story	See Plan	1525.50	548.78	2074.28	2.14%
54	2 Story	See Plan	1527.60	551.66	2078.72	2.15%
55	2 Story	See Plan	1530.16	554.84	2085.00	2.16%
56	2 Story	See Plan	1526.75	549.40	2076.15	2.15%
61	2 Story	See Plan	1408.04	549.40	1957.44	2.02%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.97%
63	2 Story	See Plan	1527.06	551.66	2078.72	2.15%
64	2 Story	See Plan	1525.50	548.78	2074.28	2.14%
79	2 Story	See Plan	1533.56	553.36	2086.92	2.16%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.97%
81	2 Story	See Plan	1535.75	551.22	2086.97	2.16%
82	2 Story	See Plan	1530.65	552.33	2082.98	2.15%
13	2 Story	See Plan	1572.85	556.96	2129.81	2.20%
14	2 Story	See Plan	1415.92	555.63	1971.55	2.04%
15	2 Story	See Plan	1345.3	547.63	1892.93	1.96%
16	2 Story	See Plan	1531.8	556.70	2088.30	2.16%
17	2 Story	See Plan	1539.99	552.19	2092.18	2.16%
18	2 Story	See Plan	1410.38	558.97	1969.35	2.04%
19	2 Story	See Plan	1540.96	559.19	2100.15	2.17%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.98%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.85%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.85%
			TOTAL:	96,739.63	TOTAL:	100.00

END OF DOCUMENT


STATE OF KENTUCKY } SCT
COUNTY OF JEFFERSON

I, Bobbie Holsclaw, Clerk of the Jefferson County Court, do hereby certify that the foregoing contains a full, true and correct copy as taken from and compared with the original records in my office, of which I am Legal Custodian and that said Master Deed is recorded in Book 8025 Page 55

Witness my hand this 27 day of Dec of 2004

BOBBIE HOLSCLOW, Clerk

By [Signature]

D C

CONDOMINIUM
OR

APT. OWNERSHIP

BOOK 92 PAGE 46-47

FILE NO. 1566

Document No.: DN2002247612

Lodged By: KAREN & KAREN

Recorded On: 12/27/2002

10:52:11

Total Fees: 11.00

Transfer Tax: .00

County Clerk: Bobbie Holsclaw-JEFF CO KY

Deputy Clerk: TERHIG

END OF DOCUMENT

**ELEVENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Eleventh Amendment is made and entered into as of January 14th, 2003 by
MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824 and the Tenth Amendment in Deed Book 08034, Page 0567 in the office of the Clerk of Jefferson County Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to it's powers reserved in the Declaration, Developer

hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth and Tenth Amendment to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Eleventh Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 93, Pages 1-2 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this Tenth Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34 and Amended in Condominium or Apartment Ownership Book 92, Pages 46-47 in the office of the Clerk of Jefferson County, Kentucky.
2. The new units created by and submitted to the Regime by this Eleventh 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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this Eleventh Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY: Michael A. Young
TITLE: President

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on January 14th 2007

Michael A. Young, as President of Michael A. Young, Inc., a Kentucky Corporation.

[Signature]
Notary Public, State-at-Large, KY

Commission expires: Notary Public, State at Large, KY
My commission expires July 14, 2009

Instrument Prepared By:

Paul F. Vissman
Paul F. Vissman
Karem & Karem, Attorneys
Suite 312-Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 93 PAGE 142
FILE NO. 1569

Document No.: DM2003011560
Lodged By: KAREM & KAREM
Recorded On: 01/15/2003 02:06:50
Total Fees: 14.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: EVENAY

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area In Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.99%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.98%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.98%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.99%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.98%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.99%
89	2 Story	See Plan	1544.40	552.64	2097.04	2.00%
90	2 Story	See Plan	1547.60	557.37	2104.97	2.01%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.84%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.98%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.98%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.99%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.99%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.98%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.98%
60	2 Story	See Plan	1550.92	546.48	2097.40	2.00%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.97%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.97%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.81%
8	2 Story	See Plan	1545.34	558.69	2104.03	2.01%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.59%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.58%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.94%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.78%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.81%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.95%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.98%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.98%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.99%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.98%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.87%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.82%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.98%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.98%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.99%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.82%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.99%
82	2 Story	See Plan	1530.65	552.33	2082.98	1.99%
13	2 Story	See Plan	1572.85	556.96	2129.81	2.02%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.88%
15	2 Story	See Plan	1345.3	547.63	1892.83	1.81%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.99%
17	2 Story	See Plan	1539.99	552.19	2092.18	2.00%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.88%
19	2 Story	See Plan	1540.96	559.19	2100.15	2.00%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.83%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.70%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.70%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.98%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.98%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.80%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.99%
			TOTAL:			104,862.15
			TOTAL:			100.00

END OF DOCUMENT

**TWELVETH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Twelveth Amendment is made and entered into as of February 19~~2~~4, 2003 by
MICHAEL A YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40222 ("Developer")

RECITALS

A Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453, Second Amendment
in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158, Third
Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed
Book 7796, Page 181, Fifth Amendment recorded in Deed Book 7823, Page 703, Sixth
Amendment in Deed Book 7863, Page 128, Seventh Amendment in Deed Book 7885,
Page 980; Eighth Amendment in Deed Book 7926, Page 539, Ninth Amendment in Deed
Book 7992, Page 824, Tenth Amendment in Deed Book 08034, Page 0567 and the Eleventh
Amendment in Deed Book 08049, Page 0156 in the office of the Clerk of Jefferson County
Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime
(the "**Regime**") certain real property described in the Declaration

B Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on
behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating
additional units

NOW THEREFORE, pursuant to it's powers reserved in the Declaration, Developer

hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth and Eleventh Amendment to create certain additional Units as part of the Regime, as follows

1 Simultaneously with the recording of this ~~Twelveth~~ Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book _____, Pages _____ a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this ~~Twelveth~~ Amendment Stating, the name of the Regime, and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9, Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37, Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15, Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18, Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40, Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3, Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6, Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment Ownership Book 92, Pages 46-47 and Amended in Condominium or Apartment Ownership Book 93, Page 152 in the office of the Clerk of Jefferson County, Kentucky

2 The new units created by and submitted to the Regime by this ~~Twelveth~~

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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this **Twelveth** Amendment

3 In all other respects, Developer ratifies and affirms all of the terms and provision of the original Declaration

WITNESS the signature of Developer on the above date

MICHAEL A. YOUNG, INC.

BY: Michael A. Young
TITLE: President

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on February 19, 2003

February, as President of Michael A. Young, Inc, a Kentucky Corporation

Shannon R Hayden
Notary Public, State at-Large, KY

Commission expires 2-18-2006

Instrument Prepared By

Paul F. Vissman

Paul F Vissman
Karem & Karem, Attorneys
Suite 312-Speed Bldg
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

3

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK 93 PAGE 42-43
NO 1587

Document No.: DW2003035469
Lodged By: KAREN & KAREN
Recorded On: 02/26/2003 11:21:25
Total Fees: 14.00
Transfer Tax: .00
County Clerk: Bobbie Holclaw-JEFF CO KY
Deputy Clerk: KELLY

Neil
Document No.: DW2003079385
Lodged By: PITT & FRANK
Recorded On: 04/14/2003 10:58:40
Total Fees: 11.00
Transfer Tax: .00
County Clerk: Bobbie Holclaw-JEFF CO KY
Deputy Clerk: EVENAY

08-08072PG0513

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531 09	550 05	2081 14	1 84%
2	2 Story	See Plan	1533 11	545 78	2078 89	1 84%
3	2 Story	See Plan	1530 12	548 58	2078 70	1 84%
4	2 Story	See Plan	1531 38	556 98	2088 36	1 84%
87	2 Story	See Plan	1524 54	555 59	2080 13	1 64%
88	2 Story	See Plan	1533 81	554 75	2088 56	1 85%
89	2 Story	See Plan	1544 40	552 64	2097 04	1 85%
90	2 Story	See Plan	1547 60	557 37	2104 97	1 86%
75	2 Story	See Plan	1367 32	556 82	1924 14	1 80%
76	2 Story	See Plan	1533 11	545 78	2078 89	1 84%
77	2 Story	See Plan	1530 12	548 58	2078 70	1 84%
78	2 Story	See Plan	1531 38	556 96	2088 34	1 84%
57	2 Story	See Plan	1529 92	560 31	2090 23	1 85%
58	2 Story	See Plan	1521 00	555 23	2076 23	1 83%
59	2 Story	See Plan	1519 32	552 64	2071 96	1 83%
60	2 Story	See Plan	1550 92	546 48	2097 40	1 85%
5	2 Story	See Plan	1530 38	538 75	2069 13	1 83%
6	2 Story	See Plan	1518 35	545 25	2063 60	1 82%
7	2 Story	See Plan	1344 61	555 71	1900 32	1 88%
8	2 Story	See Plan	1545 34	558 69	2104 03	1 86%
49	3 Story	See Plan	1397 23	266 50	1663 73	1 48%
50	3 Story	See Plan	1394 84	266 50	1661 34	1 48%
9	2 Story	See Plan	1492 70	541 21	2033 91	1 80%
10	2 Story	See Plan	1326 84	542 99	1869 83	1 86%
11	2 Story	See Plan	1331 10	562 56	1893 66	1 67%
12	2 Story	See Plan	1502 49	540 86	2043 35	1 80%
53	2 Story	See Plan	1525 50	548 78	2074 28	1 83%
54	2 Story	See Plan	1527 06	551 66	2078 72	1 84%
55	2 Story	See Plan	1530 16	554 84	2085 00	1 84%
56	2 Story	See Plan	1526 75	549 40	2076 15	1 83%
61	2 Story	See Plan	1408 04	549 40	1957 44	1 73%
62	2 Story	See Plan	1353 13	554 84	1907 97	1 89%
63	2 Story	See Plan	1527 06	551 68	2078 72	1 84%
64	2 Story	See Plan	1525 50	548 78	2074 28	1 83%
79	2 Story	See Plan	1533 56	553 36	2086 92	1 84%
80	2 Story	See Plan	1355 31	551 85	1907 16	1 80%
81	2 Story	See Plan	1535 75	551 22	2086 97	1 84%
82	2 Story	See Plan	1530 65	552 33	2082 98	1 84%
13	2 Story	See Plan	1572 85	556 96	2129 81	1 88%
14	2 Story	See Plan	1415 92	555 63	1971 55	1 74%
15	2 Story	See Plan	1345 3	547 63	1892 83	1 87%
16	2 Story	See Plan	1531 6	556 70	2088 30	1 84%
17	2 Story	See Plan	1539 99	552 19	2092 18	1 65%
18	2 Story	See Plan	1410 38	558 97	1969 35	1 74%
19	2 Story	See Plan	1540 96	559 19	2100 15	1 86%
20	2 Story	See Plan	1362 13	557 65	1919 78	1 80%
47	2 Story	See Plan	1475 76	310 14	1785 90	1 58%
48	2 Story	See Plan	1476 47	310 14	1786 61	1 58%
83	2 Story	See Plan	1523 1	552 34	2075 44	1 83%
84	2 Story	See Plan	1522 33	549 33	2071 66	1 83%
85	2 Story	See Plan	1340 14	548 28	1886 42	1 89%
86	2 Story	See Plan	1533 28	555 72	2089 00	1 85%
* 69	2 Story	See Plan	1528 04	549 40	2075 44	1 83%
70	2 Story	See Plan	1530 13	554 84	2064 97	1 84%
71	2 Story	See Plan	1566 39	581 35	2127 74	1 88%
72	2 Story	See Plan	1525 50	546 78	2074 28	1 83%
			TOTAL		113,204.58	TOTAL 100 00

END OF DOCUMENT

STATE OF KENTUCKY } SCT
COUNTY OF JEFFERSON }

I, Bobbie Holsclaw Clerk of the Jefferson County Court, do hereby certify that the foregoing contains a full, true and correct copy as taken from and compared with the original records in my office, of which I am Legal Custodian and that

and Amendment is recorded in DB
8072 Page 510 - 513
 on my hand this 11 day of April of 20 03
 BOBBIE HOLSCLOW, Clerk
Boat DC

END OF DOCUMENT

*correction of typographical error.

4

**FOURTEENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This FOURTEENTH Amendment is made and entered into as of June 13th, 2003 by
MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville,
KY 40242 ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment
in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third
Amendment recorded in Deed Book 7784, Page 48, Fourth Amendment recorded in Deed
Book 7796, Page 181, Fifth Amendment recorded in Deed Book 7823, Page 703, Sixth
Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885,
Page 980, Eighth Amendment in Deed Book 7926, Page 539, Ninth Amendment in Deed
Book 7992, Page 824, Tenth Amendment in Deed Book 08034, Page 0567, Eleventh
Amendment in Deed Book 08049, Page 0156, Twelfth Amendment in Deed Book 8072,
Page 510 and the Thirteenth Amendment in Deed Book 8127, Page 296 in the office of the Clerk
of Jefferson County Kentucky (the "**Declaration**"), which submitted to a horizontal
[condominium] property regime (the "**Regime**") certain real property described in the
Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on

behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth Amendment and Thirteenth to create certain additional Units as part of the Regime, as follows:

1 Simultaneously with the recording of this **Fourteenth** Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 96, Pages 4-5 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this **Fourteenth** Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18, Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40, Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment

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

MICHAEL A. YOUNG, INC.

TITLE.

The foregoing instrument was acknowledged before me on June 13th, 2003

Notary Public, State-at-Large, KY

Commission expires: Notary Public, State at Large, KY
My commission expires May 12, 2008

DB 08162PG0736

Instrument Prepared By:

Paul F. Vissman

Paul F Vissman

Karem & Karem, Attorneys

Suite 312-Speed Bldg

333 Guthrie Green

Louisville, KY 40202

(502) 587-6659

Recorded In Plat Book

No. 96 Page 4-5

Part No. 1640

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531 09	550.05	2081 14	1 66%
2	2 Story	See Plan	1533 11	545 78	2078 89	1 66%
3	2 Story	See Plan	1530 12	548 58	2078 70	1 60%
4	2 Story	See Plan	1531 38	556.98	2088 36	1 67%
87	2 Story	See Plan	1524 54	555 59	2080 13	1 66%
88	2 Story	See Plan	1533 81	554 75	2088.56	1 65%
89	2 Story	See Plan	1544 40	552 64	2097 04	1 68%
90	2 Story	See Plan	1547 60	557 37	2104 97	1 68%
75	2 Story	See Plan	1367 32	556 82	1924 14	1 54%
76	2 Story	See Plan	1533 11	545 78	2078 89	1 66%
77	2 Story	See Plan	1530 12	548 58	2078 70	1 66%
78	2 Story	See Plan	1531 38	556 96	2088 34	1 67%
57	2 Story	See Plan	1529 92	560 31	2090 23	1 67%
58	2 Story	See Plan	1521 00	555 23	2076 23	1 66%
59	2 Story	See Plan	1519 32	552 64	2071 96	1 67%
60	2 Story	See Plan	1550 92	546 48	2097 40	1 68%
5	2 Story	See Plan	1530.38	538 75	2069.13	1 65%
6	2 Story	See Plan	1518 35	545 25	2063 60	1 65%
7	2 Story	See Plan	1344 61	555 71	1900 32	1 52%
8	2 Story	See Plan	1545 34	558.69	2104 03	1 68%
49	3 Story	See Plan	1397 23	266 50	1663.73	1 33%
50	3 Story	See Plan	1394 84	266.50	1661 34	1 33%
9	2 Story	See Plan	1492 70	541 21	2033 91	1 63%
10	2 Story	See Plan	1326 84	542 99	1869 83	1 49%
11	2 Story	See Plan	1331 10	562 56	1893 66	1 51%
12	2 Story	See Plan	1502 49	540 86	2043.35	1 80%
53	2 Story	See Plan	1525 50	548 78	2074 28	1 66%
54	2 Story	See Plan	1527 06	551 66	2078 72	1 66%
55	2 Story	See Plan	1530 16	554 84	2085.00	1 67%
56	2 Story	See Plan	1526 75	549 40	2076 15	1 63%
61	2 Story	See Plan	1408 04	549 40	1957 44	1 56%
62	2 Story	See Plan	1353 13	554 84	1907 97	1 52%
63	2 Story	See Plan	1527 06	551 66	2078 72	1 66%
64	2 Story	See Plan	1525 50	548 78	2074 28	1 66%
79	2 Story	See Plan	1533 56	553 36	2086 92	1 69%
80	2 Story	See Plan	1355 31	551 85	1907 16	1 52%
81	2 Story	See Plan	1535.75	551 22	2086.97	1 66%
82	2 Story	See Plan	1530 65	552 33	2082.86	1 66%
13	2 Story	See Plan	1572 85	556 96	2129.81	1 65%
14	2 Story	See Plan	1415 92	555 63	1971 55	1 58%
15	2 Story	See Plan	1345 3	547 63	1892.83	1 51%
16	2 Story	See Plan	1531 6	556 70	2088.30	1 67%
17	2 Story	See Plan	1539.99	552 19	2092.18	1 67%
18	2 Story	See Plan	1410 38	558.97	1969.35	1 57%
19	2 Story	See Plan	1540 96	559 19	2100 15	1 66%
20	2 Story	See Plan	1362 13	557 65	1919 78	1 53%
47	2 Story	See Plan	1475 76	310 14	1785 90	1 43%
48	2 Story	See Plan	1476 47	310 14	1786.61	1 43%
83	2 Story	See Plan	1523 1	552 34	2075.44	1 66%
84	2 Story	See Plan	1522 33	549 33	2071 66	1 66%
85	2 Story	See Plan	1340 14	548 28	1888 42	1 51%
86	2 Story	See Plan	1533.28	555 72	2089 00	1 65%
69	2 Story	See Plan	1528 04	549 40	2075 44	1 66%
70	2 Story	See Plan	1530 13	554.84	2064.97	1 67%
71	2 Story	See Plan	1566.39	581 35	2127 74	1 68%
72	2 Story	See Plan	1525 50	548 78	2074 28	1 66%
65	2 Story	See Plan	1362 58	545 25	1907 83	1 52%
66	2 Story	See Plan	1537 06	545 38	2082 44	1 66%

EXHIBIT

A

DB 08162PG0738

67	2 Story	See Plan	1364 95	551 23	1916 18	1 53%
68	2 Story	See Plan	1538 08	546 60	2082 68	1 66%
51	2 Story	See Plan	1709 33	263 20	1972 53	1 58%
52	2 sTORY	See Plan	1718 74	268 33	1967 07	1 60%
TOTAL: 121,195.59						TOTAL: 100.00

Document No.: DN2003128787
 Lodged By: KAREN & KAREN
 Recorded On: 06/13/2003 02:58:15
 Total Fees: 18.00
 Transfer Tax: .00
 County Clerk: Bobbie Holsclaw-JEFF CO KY
 Deputy Clerk: EVENAY

END OF DOCUMENT

Recorded in Plat Book

No. 96 Page 4-5
 Part No. 1640

**SIXTEENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Sixteenth Amendment is made and entered into as of September 8, 2003
by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road,
Louisville, KY 40242. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824; Tenth Amendment in Deed Book 08034, Page 0567; Eleventh Amendment in Deed Book 08049, Page 0156; Twelfth Amendment in Deed Book 8072, Page 510; Thirteenth Amendment in Deed Book 8127, Page 296; Fourteenth Amendment in Deed Book 8162, Page 733 and the Fifteenth in Deed Book 08189, Page 0497 in the office of the Clerk of Jefferson County Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on

behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth and Fifteenth to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this **Sixteenth** Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 97, Pages 40-41 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this **Sixteenth** Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment

Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43, Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in Condominium or Apartment Ownership Book 96, Pages 4-5 and Amended in Condominium or Apartment Ownership Book 96, Page 27 the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this **Sixteenth** 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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this **Sixteenth** Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY: Michael A. Young
TITLE: President

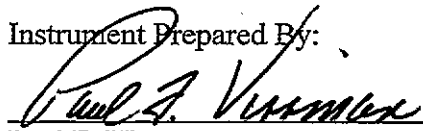
COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on Sept. 8th, 2003

Michael A. Young, as President of Michael A. Young, Inc., a Kentucky Corporation.

Paul J. Verman
Notary Public, State-at-Large, KY
Commission expires: My commission expires May 12, 2003

Instrument Prepared By:



Paul F. Vissman

Karem & Karem, Attorneys

Suite 312-Speed Bldg.

333 Guthrie Green

Louisville, KY 40202

(502) 587-6659

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.47%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.47%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.45%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.48%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.45%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.48%
89	2 Story	See Plan	1544.40	552.64	2097.04	1.48%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.49%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.38%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.45%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.45%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.48%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.48%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.49%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.47%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.48%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.48%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.48%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.34%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.47%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.18%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.18%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.44%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.32%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.34%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.45%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.45%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.48%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.47%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.39%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.35%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.45%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.47%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.48%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.35%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.48%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.45%
82	2 Story	See Plan	1530.65	552.33	2082.86	1.51%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.40%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.34%
15	2 Story	See Plan	1345.3	547.63	1892.83	1.48%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.48%
17	2 Story	See Plan	1539.99	552.19	2092.18	1.47%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.49%
19	2 Story	See Plan	1540.96	559.19	2100.15	1.37%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.26%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.26%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.47%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.47%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.34%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.48%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.45%
69	2 Story	See Plan	1528.04	549.40	2075.44	1.48%
70	2 Story	See Plan	1530.13	554.84	2064.97	1.51%
71	2 Story	See Plan	1566.39	581.35	2127.74	1.47%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.35%

EXHIBIT

tabbles

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65	2 Story	See Plan	1362.58	545.25	1907.83	1.45%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.36%
67	2 Story	See Plan	1364.95	551.23	1916.18	1.45%
68	2 Story	See Plan	1538.08	546.60	2082.68	1.40%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.40%
52	2 Story	See Plan	1718.74	268.33	1967.07	1.41%
21	2 Story	See Plan	1564.97	548.78	2113.75	1.50%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.50%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.45%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.45%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.35%
30	2 Story	See Plan	1348.99	549.40	1888.39	1.34%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.35%
32	2 Story	See Plan	1525.29	548.81	2074.10	1.65%
TOTAL:					141,303.05	TOTAL: 100.00

Condo
 Recorded in ~~Map~~ Book
 No. 97 Page 40-41
 Ord. No. 1675

Document No.: DN2003204568
 Lodged By: KAREN & KAREN
 Recorded On: 09/08/2003 12:18:08
 Total Fees: 18.00
 Transfer Tax: .00
 County Clerk: BOBBIE HOLSCAW-JEFF CO KY
 Deputy Clerk: LATMIL

END OF DOCUMENT

**SEVENTEENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Seventeenth Amendment is made and entered into as of October 29, 2003
by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road,
Louisville, KY 40242. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment
in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third
Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed
Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth
Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885,
Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed
Book 7992, Page 824; Tenth Amendment in Deed Book 08034, Page 0567; Eleventh
Amendment in Deed Book 08049, Page 0156; Twelfth Amendment in Deed Book 8072,
Page 510; Thirteenth Amendment in Deed Book 8127, Page 296; Fourteenth Amendment
in Deed Book 8162, Page 733; Fifteenth Amendment in Deed Book 08189, Page 0497 and the
Sixteenth Amendment in Deed Book 8235, Page 918 in the office of the Clerk of Jefferson
County Kentucky (the "Declaration"), which submitted to a horizontal [condominium] property
regime (the "Regime") certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on

behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to it's powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth and Sixteenth to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Seventeenth Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 99 Pages 4-5 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this Seventeenth Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment

Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43, Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in Condominium or Apartment Ownership Book 96, Pages 4-5, Amended in Condominium or Apartment Ownership Book 96, Page 27 and Amended in Condominium or Apartment Ownership Book 97, Page 40-41 the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Seventeenth 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 and prior Amendments are hereby supplemented, amended and restated by Exhibit A to this Seventeenth Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY: Michael A. Young
TITLE: President

COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS
)

The foregoing instrument was acknowledged before me on October 29, 2003

Michael A. Young, as President of Michael A. Young, Inc., a Kentucky Corporation.

Paul F. Vissman
Notary Public, State-at-Large, KY

Commission expires: Notary Public, State at Large, KY
My commission expires May 12, 2006

Instrument Prepared By:

Paul F. Vissman
Paul F. Vissman
Karem & Karem, Attorneys
Suite 312-Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area In Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.43%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.43%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.43%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.44%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.43%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.44%
89	2 Story	See Plan	1544.40	552.84	2097.04	1.45%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.45%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.33%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.43%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.43%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.44%
57	2 Story	See Plan	1529.82	560.31	2090.23	1.44%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.43%
59	2 Story	See Plan	1519.32	552.84	2071.96	1.43%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.45%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.43%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.42%
7	2 Story	See Plan	1344.81	555.71	1900.32	1.31%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.45%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.15%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.14%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.40%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.28%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.30%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.41%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.43%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.43%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.44%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.43%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.35%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.31%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.43%
64	2 Story	See Plan	1526.50	548.78	2074.28	1.43%
79	2 Story	See Plan	1533.58	553.36	2086.92	1.44%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.31%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.44%
82	2 Story	See Plan	1530.85	552.33	2082.98	1.44%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.47%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.36%
15	2 Story	See Plan	1345.30	547.63	1892.83	1.30%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.44%
17	2 Story	See Plan	1539.89	552.19	2092.18	1.44%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.36%
19	2 Story	See Plan	1540.95	559.19	2100.15	1.45%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.32%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.23%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.23%
83	2 Story	See Plan	1523.1	562.34	2075.44	1.43%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.43%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.30%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.44%
89	2 Story	See Plan	1526.04	549.40	2075.44	1.43%
70	2 Story	See Plan	1530.13	554.84	2084.97	1.44%
71	2 Story	See Plan	1566.39	561.35	2127.74	1.47%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.43%
65	2 Story	See Plan	1362.58	545.25	1907.83	1.31%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.44%

EXHIBIT

08-08288PC0076

67	2 Story	See Plan	1384.95	551.23	1916.18	1.32%
68	2 Story	See Plan	1536.08	548.60	2082.68	1.44%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.36%
52	2 Story	See Plan	1718.74	268.33	1987.07	1.37%
21	2 Story	See Plan	1664.97	548.78	2113.75	1.46%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.46%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.43%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.43%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.31%
30	2 Story	See Plan	1348.99	549.40	1898.39	1.31%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.31%
32	2 Story	See Plan	1525.28	548.81	2074.10	1.43%
45	3 Story	See Plan	1721.38	310.13	2031.51	1.40%
46	3 Story	See Plan	1473.36	310.14	1783.50	1.23%
TOTAL:					145,168.18	TOTAL: 100.00

END OF DOCUMENT

Document No.: 08288PC0076
 Lodged By: KAREN E. KAREN
 Recorded On: 10/30/2007 11:28:29
 Total Fees: 18.00
 Transfer Tax: .00
 County Clerk: DEBBIE HOLSCAM-JEFF CO KY
 Deputy Clerk: EUGENE

Recorded In Plat Book
 No. 99 Page 4-5
 Part No. 1699

**EIGHTEENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Eighteenth Amendment is made and entered into as of October 29, 2003
by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road,
Louisville, KY 40242. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium
Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed
Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment
in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment
recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page
181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book
7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in
Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824; Tenth
Amendment in Deed Book 8034, Page 0567; Eleventh Amendment in Deed Book 8049, Page
0156; Twelfth Amendment in Deed Book 8072, Page 510; Thirteenth Amendment in Deed Book
8127, Page 296; Fourteenth Amendment in Deed Book 8162, Page 733; Fifteenth Amendment in
Deed Book 8189, Page 0497; Sixteenth Amendment in Deed Book 8235, Page 918;
Seventeenth Amendment in Deed Book 8288, Page 71 in the office of the Clerk of
Jefferson County Kentucky (the "Declaration"), which

submitted to a horizontal [condominium] property regime (the "Regime") certain real property described in the Declaration.

B. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, Sixteenth, Seventeenth and Eighteenth to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this Eighteenth Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 99, Pages 6-7 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this Eighteenth Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 &

11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in
 Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or
 Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment
 Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book
 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43,
 Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in
 Condominium or Apartment Ownership Book 96, Pages 4-5, Amended in Condominium or
 Apartment Ownership Book 96, Page 27, Amended in Condominium or Apartment
 Ownership Book 97, Page 40-41, Amended in Condominium or Apartment Ownership Book
99, Page 4-5 in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this Eighteenth
 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 and prior Amendments are
 hereby supplemented, amended and restated by Exhibit A to this Eighteenth Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY:

TITLE:

Michael A. Young
President

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

DB 08288 PG 0051

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.36%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.36%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.36%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.36%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.36%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.36%
89	2 Story	See Plan	1544.40	552.64	2097.04	1.36%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.37%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.37%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.25%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.36%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.36%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.36%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.35%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.35%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.37%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.35%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.35%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.35%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.24%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.37%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.09%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.08%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.33%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.22%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.24%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.33%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.35%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.36%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.36%
61	2 Story	See Plan	1406.04	549.40	1957.44	1.28%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.24%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.36%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.36%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.36%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.38%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.24%
82	2 Story	See Plan	1530.65	552.33	2082.98	1.36%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.36%
14	2 Story	See Plan	1415.92	555.83	1971.55	1.39%
15	2 Story	See Plan	1345.30	547.63	1892.93	1.29%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.23%
17	2 Story	See Plan	1539.99	552.19	2092.18	1.36%
18	2 Story	See Plan	1410.36	558.97	1969.35	1.36%
19	2 Story	See Plan	1540.96	559.19	2100.15	1.28%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.37%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.25%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.18%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.17%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.35%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.35%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.23%
69	2 Story	See Plan	1526.04	549.40	2075.44	1.36%
70	2 Story	See Plan	1530.13	554.84	2084.97	1.35%
71	2 Story	See Plan	1566.39	561.35	2127.74	1.36%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.39%
65	2 Story	See Plan	1362.58	545.25	1907.83	1.35%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.24%
						1.36%

EXHIB

08288PG0082

67	2 Story	See Plan	1364.95	551.23	1916.18	1.25%
68	2 Story	See Plan	1536.08	546.60	2082.68	1.36%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.29%
52	2 Story	See Plan	1718.74	268.33	1987.07	1.30%
21	2 Story	See Plan	1564.97	548.78	2113.75	1.38%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.38%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.36%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.36%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.24%
30	2 Story	See Plan	1348.99	549.40	1898.39	1.24%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.24%
32	2 Story	See Plan	1525.29	548.81	2074.10	1.35%
45	2 Story	See Plan	1721.38	310.13	2031.51	1.32%
46	2 Story	See Plan	1473.36	310.14	1783.50	1.16%
35	2 Story	See Plan	1582.20	566.47	2148.67	1.40%
36	2 Story	See Plan	1628.15	555.27	2083.42	1.37%
37	2 Story	See Plan	1531.23	556.20	2087.43	1.36%
38	2 Story	See Plan	1348.26	547.06	1895.32	1.24%
TOTAL:			153,383.02		TOTAL:	100.00

Document No.: BM2003253389
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 Total Fees: 12.00
 Transfer Tax: .00
 County Clerk: ROBBIE HOLSCLOUGH JR. CO. NY
 Deputy Clerk: EVERETT

END OF DOCUMENT

Recorded In Plat Book
 No. 99 Page 6-7
 Date No. 17.00

**NINETEENTH AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This Nineteenth Amendment is made and entered into as of December 18, 2003 by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville, KY 40242. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824; Tenth Amendment in Deed Book 8034, Page 0567; Eleventh Amendment in Deed Book 8049, Page 0156; Twelfth Amendment in Deed Book 8072, Page 510; Thirteenth Amendment in Deed Book 8127, Page 296; Fourteenth Amendment in Deed Book 8162, Page 733; Fifteenth Amendment in Deed Book 8189, Page 0497; Sixteenth Amendment in Deed Book 8235, Page 918; Seventeenth Amendment in Deed Book 8288, Page 0071; Eighteenth Amendment in Deed Book 8288, Page 0077 in the office of the Clerk of Jefferson County Kentucky (the "Declaration"), which

submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration.

A. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, Sixteenth, Seventeenth, Eighteenth and Nineteenth to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this **Nineteenth** Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 100 Pages 26-27 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this **Nineteenth** Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book

85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43, Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in Condominium or Apartment Ownership Book 96, Pages 4-5, Amended in Condominium or Apartment Ownership Book 96, Page 27, Amended in Condominium or Apartment Ownership Book 97, Page 40-41, Amended in Condominium or Apartment Ownership Book 99, Page 4-5, Amended in Condominium or Apartment Ownership Book 99, Page 6-7 in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this **Nineteenth** 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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this **Nineteenth** Amendment.

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

WITNESS the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

BY: Michael A. Young

TITLE: President

COMMONWEALTH OF KENTUCKY)
)SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me on December 18, 2003

Michael A. Young as President of Michael A. Young, Inc., a Kentucky Corporation.

Shannon Hayden
Notary Public, State-at-Large, KY

Commission expires: February 18, 2006

Instrument Prepared By:
Paul F. Vissman

Paul F. Vissman
Karem & Karem, Attorneys
Suite 312-Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.32%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.31%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.21%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.34%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.06%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.06%
89	2 Story	See Plan	1544.40	552.64	2097.04	1.29%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.19%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.20%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.30%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.32%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.32%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.33%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.32%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.25%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.21%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.32%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.32%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.33%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.21%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.33%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.33%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.36%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.25%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.20%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.33%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.33%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.25%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.34%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.22%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.14%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.14%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.32%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.32%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.20%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.32%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.32%
82	2 Story	See Plan	1530.65	552.33	2082.98	1.32%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.34%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.32%
15	2 Story	See Plan	1345.30	547.63	1892.83	1.21%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.32%
17	2 Story	See Plan	1539.99	552.19	2092.18	1.22%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.32%
19	2 Story	See Plan	1540.96	559.19	2100.15	1.26%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.26%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.32%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.32%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.32%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.32%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.21%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.21%
69	2 Story	See Plan	1526.04	549.40	2075.44	1.21%
70	2 Story	See Plan	1530.13	554.84	2084.97	1.32%
71	2 Story	See Plan	1566.39	561.35	2127.74	1.29%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.13%
65	2 Story	See Plan	1362.58	545.25	1907.83	1.35%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.32%

67	2 Story	See Plan	1364.95	551.23	1916.18	1.32%
68	2 Story	See Plan	1536.08	546.60	2082.68	1.21%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.31%
52	2 Story	See Plan	1718.74	268.33	1987.07	1.32%
21	2 Story	See Plan	1564.97	548.78	2113.75	1.32%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.32%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.32%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.33%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.32%
30	2 Story	See Plan	1348.99	549.40	1898.39	1.32%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.32%
32	2 Story	See Plan	1525.29	548.81	2074.10	1.31%
45	2 Story	See Plan	1721.38	310.13	2031.51	1.22%
46	2 Story	See Plan	1473.36	310.14	1783.50	1.32%
35	2 Story	See Plan	1582.20	566.47	2148.67	1.32%
36	2 Story	See Plan	1528.15	555.27	2083.42	1.32%
37	2 Story	See Plan	1531.23	556.20	2087.43	1.32%
38	2 Story	See Plan	1348.26	547.06	1895.32	1.32%
73	3 Story	See Plan	1752.82	311.59	2064.41	1.32%
74	3 Story	See Plan	1478.57	310.05	1788.62	1.33%
TOTAL:			157,236.05		100.00%	

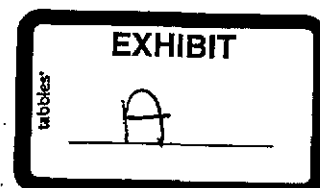
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 Plat No. 1723

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 Transfer Tax: .00
 County Clerk: BOBBIE HOLSEMAN-JEFF CO KY
 Deputy Clerk: YOLLO62

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**TWENTY-FIRST AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This **Twenty-First** Amendment is made and entered into as of April 21, 2004,
by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road,
Louisville, KY 40242. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824; Tenth Amendment in Deed Book 8034, Page 0567; Eleventh Amendment in Deed Book 8049, Page 0156; Twelfth Amendment in Deed Book 8072, Page 510; Thirteenth Amendment in Deed Book 8127, Page 296; Fourteenth Amendment in Deed Book 8162, Page 733; Fifteenth Amendment in Deed Book 8189, Page 0497; Sixteenth Amendment in Deed Book 8235, Page 918; Seventeenth Amendment in Deed Book 8288, Page 0071; Eighteenth Amendment in Deed Book 8288, Page 0077; Nineteenth Amendment in Deed Book 8324, Page 14, and Twentieth Amendment in Deed Book 8362, Page 0630, in the office of the Clerk of Jefferson County

Kentucky (the "**Declaration**"), which submitted to a horizontal [condominium] property regime (the "**Regime**") certain real property described in the Declaration.

A. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to it's powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, Sixteenth, Seventeenth, Eighteenth, Nineteenth, Twentieth and Twenty-First to create certain additional Units as part of the Regime, as follows:

1. Simultaneously with the recording of this **Twenty-First** Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book 102, Pages 445 a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this **Twenty-First** Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or Apartment

Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85, Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43, Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in Condominium or Apartment Ownership Book 96, Pages 4-5, Amended in Condominium or Apartment Ownership Book 96, Pages 27, Amended in Condominium or Apartment Ownership Book 97, Pages 40-41, Amended in Condominium or Apartment Ownership Book 99, Pages 4-5, Amended in Condominium or Apartment Ownership Book 99, Pages 6-7, Amended in Condominium or Apartment Ownership Book 100, Pages 26-27, Amended in Condominium or Apartment Ownership Book 101, Pages 9-10, in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this **Twenty-First** 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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this **Twenty-First** Amendment.

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

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.32%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.31%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.21%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.00%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.00%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.00%
89	2 Story	See Plan	1544.40	552.64	2097.04	1.20%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.15%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.15%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.20%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.25%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.25%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.25%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.25%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.25%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.21%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.25%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.25%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.25%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.21%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.20%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.20%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.20%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.20%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.20%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.20%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.25%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.25%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.20%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.22%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.14%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.14%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.32%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.20%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.20%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.20%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.20%
82	2 Story	See Plan	1530.65	552.33	2082.98	1.20%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.25%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.25%
15	2 Story	See Plan	1345.30	547.63	1892.83	1.21%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.25%
17	2 Story	See Plan	1539.99	552.19	2092.18	1.22%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.25%
19	2 Story	See Plan	1540.96	559.19	2100.15	1.26%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.26%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.25%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.25%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.25%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.25%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.20%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.20%
69	2 Story	See Plan	1526.04	549.40	2075.44	1.21%
70	2 Story	See Plan	1530.13	554.84	2084.97	1.25%
71	2 Story	See Plan	1566.39	561.35	2127.74	1.25%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.10%
65	2 Story	See Plan	1362.58	545.25	1907.83	1.25%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.25%

67	2 Story	See Plan	1364.95	551.23	1916.18	1.25%
68	2 Story	See Plan	1536.08	546.60	2082.68	1.20%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.25%
52	2 Story	See Plan	1718.74	268.33	1987.07	1.25%
21	2 Story	See Plan	1564.97	548.78	2113.75	1.20%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.20%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.25%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.25%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.25%
30	2 Story	See Plan	1348.99	549.40	1898.39	1.25%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.25%
32	2 Story	See Plan	1525.29	548.81	2074.10	1.25%
45	2 Story	See Plan	1721.38	310.13	2031.51	1.25%
46	2 Story	See Plan	1473.36	310.14	1783.50	1.25%
35	2 Story	See Plan	1582.20	566.47	2148.67	1.25%
36	2 Story	See Plan	1528.15	555.27	2083.42	1.25%
37	2 Story	See Plan	1531.23	556.20	2087.43	1.25%
38	2 Story	See Plan	1348.26	547.06	1895.32	1.25%
73	3 Story	See Plan	1752.82	311.59	2064.41	1.25%
74	3 Story	See Plan	1478.57	310.05	1788.62	1.25%
25	2 Story	See Plan	1351.31	545.13	1896.44	1.10%
26	2 Story	See Plan	1524.20	552.71	2076.91	1.25%
27	2 Story	See Plan	1527.46	549.75	2077.21	1.21%
28	2 Story	See Plan	1523.78	548.49	2072.27	1.25%
43	2 Story	See Plan	1744.21	312.44	2056.65	1.21%
44	2 Story	See Plan	1742.04	310.98	2053.02	1.21%
Total:					\$161,345.72	100.00%

Recorded in Condo Book
 No. 102 Page 4-5
 Part No. 1788

DN2004071374

Document No.: DN2004071374
 Lodged By: karen and karen
 Recorded On: 04/28/2004 11:28:55
 Total Fees: 16.00
 Transfer Tax: .00
 County Clerk: BONNIE HOLSCLOW-JEFF CO KY
 Deputy Clerk: CARRAR

END OF DOCUMENT

**TWENTY-THIRD AMENDMENT TO MASTER DEED
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF SPRINGMEADOWS**

This **Twenty-Third** Amendment is made and entered into as of NOVEMBER 4, 2004, by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville, KY 40242. ("Developer")

RECITALS

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824; Tenth Amendment in Deed Book 08034, Page 0567; Eleventh Amendment in Deed Book 08049, Page 0156; Twelfth Amendment in Deed Book 8072, Page 510; Thirteenth Amendment in Deed Book 8127, Page 296; Fourteenth Amendment in Deed Book 8162, Page 733; Fifteenth Amendment in Deed Book 08189, Page 0497; Sixteenth Amendment in Deed Book 8235, Page 918; Seventeenth Amendment in Deed Book 08288, Page 0071; Eighteenth Amendment in Deed Book 08288, Page 0077; Nineteenth Amendment in Deed Book 8324, Page 14, Twentieth Amendment in Deed Book 08362, Page 0630, Twenty-First Amendment in Deed Book 08399, Page 0298 and the Twenty-Second Amendment in Deed Book 08438, Page 0282, in the office of

the Clerk of Jefferson County Kentucky (the “**Declaration**”), which submitted to a horizontal [condominium] property regime (the “**Regime**”) certain real property described in the Declaration.

A. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

NOW THEREFORE, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, Sixteenth, Seventeenth, Eighteenth, Nineteenth, Twentieth, Twenty-First and Twenty-Second to create certain additional Units as part of the Regime; as follows:

1. Simultaneously with the recording of this **Twenty-Third** Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book _____, Pages _____ a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this **Twenty-Third** Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and 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 or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or

Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85 , Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43, Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in Condominium or Apartment Ownership Book 96, Pages 4-5, Amended in Condominium or Apartment Ownership Book 96, Pages 27, Amended in Condominium or Apartment Ownership Book 97, Pages 40-41, Amended in Condominium or Apartment Ownership Book 99, Pages 4-5, Amended in Condominium or Apartment Ownership Book 99, Pages 6-7, Amended in Condominium or Apartment Ownership Book 100, Pages 26-27, Amended in Condominium or Apartment Ownership Book 101, Pages 9-10, Amended in Condominium or Apartment Ownership Book 102, Pages 415 and Amended in Condominium or Apartment Ownership Book 102, Pages 78-80, in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this **Twenty-Third** 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 and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this **Twenty-Third** Amendment.

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

Witness the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

By: Michael A. Young Pres.
Title: President

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 4th day of November, 2004, by Michael A. Young, as President of Michael A. Young, Inc., a Kentucky Corporation.

Judi L. Johnson
NOTARY PUBLIC, STATE AT LARGE
Kentucky

Notary Public, State at Large, KY
My commission expires Mar. 18, 2008
Commission expires: _____

Instrument Prepared by: Paul F. Vissman
Paul F. Vissman
KAREM & KAREM, ATTORNEYS
Suite 312 Speed Bldg.
333 Guthrie Green
Louisville, KY 40202
(502) 587-6659

THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.20%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.18%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.13%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.00%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.00%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.00%
89	2 Story	See Plan	1544.40	552.64	2097.04	1.15%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.10%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.10%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.13%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.13%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.13%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.13%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.13%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.13%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.15%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.10%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.10%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.15%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.12%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.17%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.17%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.17%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.18%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.18%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.18%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.20%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.20%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.20%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.22%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.14%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.14%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.18%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.15%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.15%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.16%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.15%
82	2 Story	See Plan	1530.65	552.33	2082.98	1.15%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.15%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.15%
15	2 Story	See Plan	1345.30	547.63	1892.83	1.15%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.13%
17	2 Story	See Plan	1539.99	552.19	2092.18	1.13%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.10%
19	2 Story	See Plan	1540.96	559.19	2100.15	1.10%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.10%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.00%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.10%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.00%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.10%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.10%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.10%
69	2 Story	See Plan	1526.04	549.40	2075.44	1.10%
70	2 Story	See Plan	1530.13	554.84	2084.97	1.10%
71	2 Story	See Plan	1566.39	561.35	2127.74	1.10%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.10%
65	2 Story	See Plan	1362.58	545.25	1907.83	1.10%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.10%

67	2 Story	See Plan	1364.95	551.23	1916.18	1.10%
68	2 Story	See Plan	1536.08	546.60	2082.68	1.10%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.10%
52	2 Story	See Plan	1718.74	268.33	1987.07	1.10%
21	2 Story	See Plan	1564.97	548.78	2113.75	1.10%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.10%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.10%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.10%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.10%
30	2 Story	See Plan	1348.99	549.40	1898.39	1.10%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.10%
32	2 Story	See Plan	1525.29	548.81	2074.10	1.05%
45	2 Story	See Plan	1721.38	310.13	2031.51	1.05%
46	2 Story	See Plan	1473.36	310.14	1783.50	1.03%
35	2 Story	See Plan	1582.20	566.47	2148.67	1.10%
36	2 Story	See Plan	1528.15	555.27	2083.42	1.10%
37	2 Story	See Plan	1531.23	556.20	2087.43	1.10%
38	2 Story	See Plan	1348.26	547.06	1895.32	1.10%
73	3 Story	See Plan	1752.82	311.59	2064.41	1.08%
74	3 Story	See Plan	1478.57	310.05	1788.62	1.08%
25	2 Story	See Plan	1351.31	545.13	1896.44	1.08%
26	2 Story	See Plan	1524.20	552.71	2076.91	1.08%
27	2 Story	See Plan	1527.46	549.75	2077.21	1.08%
28	2 Story	See Plan	1523.78	548.49	2072.27	1.08%
43	2 Story	See Plan	1744.21	312.44	2056.65	1.08%
44	2 Story	See Plan	1742.04	310.98	2053.02	1.08%
33	2 Story	See Plan	1751.33	313.89	2065.22	1.07%
34	2 Story	See Plan	1744.65	311.44	2056.09	1.07%
41	2 Story	See Plan	1727.29	310.31	2037.60	1.07%
42	2 Story	See Plan	1774.94	311.22	2086.16	1.07%
39	3 Story	See Plan	1691.64	310.54	2002.18	1.05%
40	3 Story	See Plan	1742.76	312.11	2054.87	1.05%
			Total		\$173,647.84	100.00%

Recorded in Condo Book

No. 105 Page 33-34
Part No. 1905

Document No.: DN2004191411
Lodged By: KAREN & KAREN
Recorded On: 11/04/2004 03:33:46
Total Fees: 18.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: DONREI

END OF DOCUMENT

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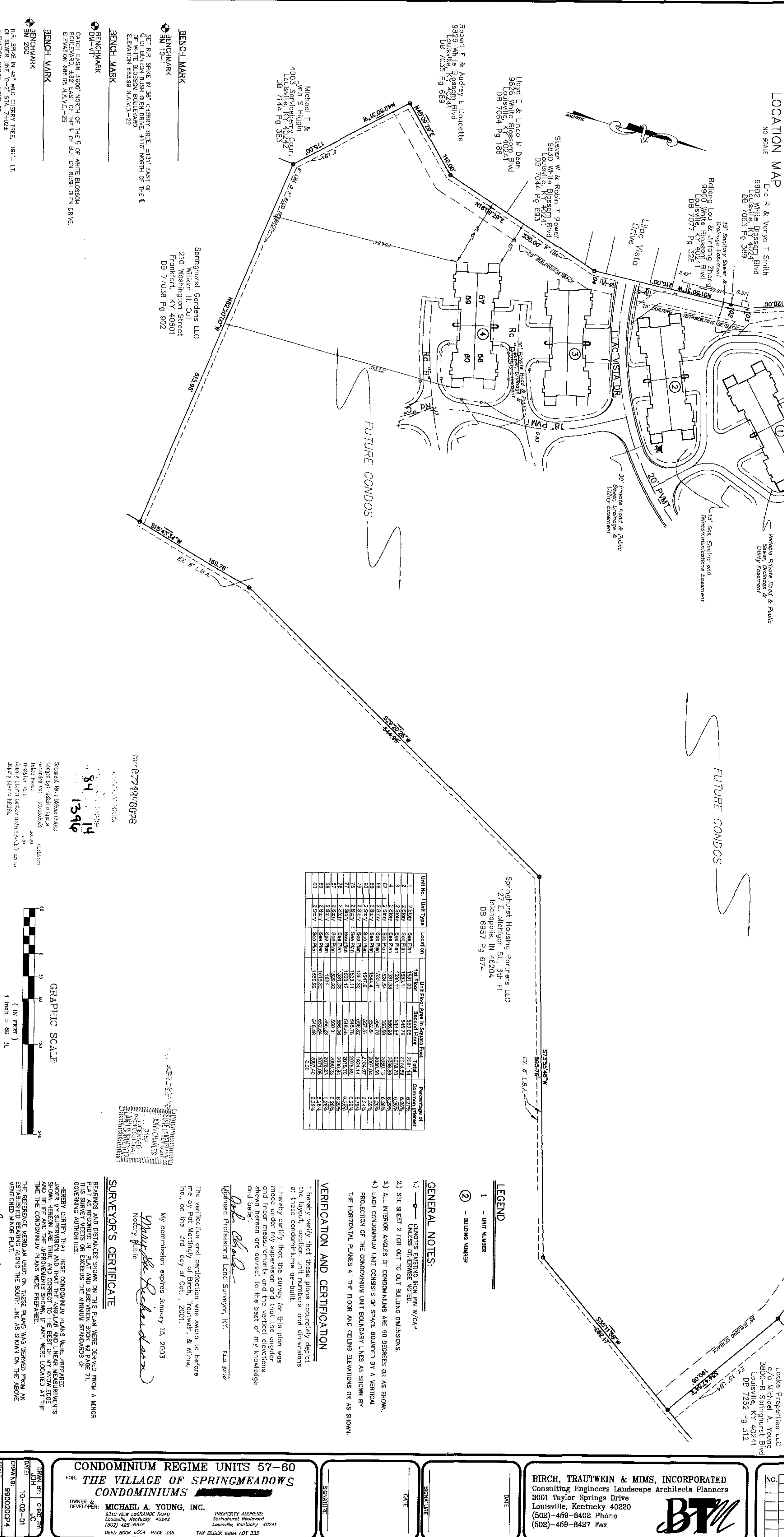
CONDOMINIUM REGIME UNITS 9-12
FOR: **THE VILLAGE OF SPRINGMEADOW**
CONDOMINIUMS ASSOCIATION

OWNER & DEVELOPER: **MICHAEL A. YOUNG, INC.** PROPERTY ADDRESS: 1100 Vesta Drive
9310 New Lorraine Road
Louisville, Kentucky 40242
(502) 425-8546
Springhurst Boulevard
Louisville, Kentucky 40241

[illegible]

My commission expires January 15, 2003
Mary Jo Richardson
 Notary Public

fix h2




Unit-No	Unit Type	Location	1st Floor Area in Square Feet	Total	Percentage of Common Interest
1	2 Story	Sea Point	1533.11	543.72	6.25%
2	2 Story	Sea Point	1533.11	543.72	6.25%
3	2 Story	Sea Point	1533.11	543.72	6.25%
4	2 Story	Sea Point	1533.11	543.72	6.25%
5	2 Story	Sea Point	1533.11	543.72	6.25%
6	2 Story	Sea Point	1533.11	543.72	6.25%
7	2 Story	Sea Point	1533.11	543.72	6.25%
8	2 Story	Sea Point	1533.11	543.72	6.25%
9	2 Story	Sea Point	1533.11	543.72	6.25%
10	2 Story	Sea Point	1533.11	543.72	6.25%
11	2 Story	Sea Point	1533.11	543.72	6.25%
12	2 Story	Sea Point	1533.11	543.72	6.25%
13	2 Story	Sea Point	1533.11	543.72	6.25%
14	2 Story	Sea Point	1533.11	543.72	6.25%
15	2 Story	Sea Point	1533.11	543.72	6.25%
16	2 Story	Sea Point	1533.11	543.72	6.25%
17	2 Story	Sea Point	1533.11	543.72	6.25%
18	2 Story	Sea Point	1533.11	543.72	6.25%
19	2 Story	Sea Point	1533.11	543.72	6.25%
20	2 Story	Sea Point	1533.11	543.72	6.25%
21	2 Story	Sea Point	1533.11	543.72	6.25%
22	2 Story	Sea Point	1533.11	543.72	6.25%
23	2 Story	Sea Point	1533.11	543.72	6.25%
24	2 Story	Sea Point	1533.11	543.72	6.25%
25	2 Story	Sea Point	1533.11	543.72	6.25%
26	2 Story	Sea Point	1533.11	543.72	6.25%
27	2 Story	Sea Point	1533.11	543.72	6.25%
28	2 Story	Sea Point	1533.11	543.72	6.25%
29	2 Story	Sea Point	1533.11	543.72	6.25%
30	2 Story	Sea Point	1533.11	543.72	6.25%
31	2 Story	Sea Point	1533.11	543.72	6.25%
32	2 Story	Sea Point	1533.11	543.72	6.25%
33	2 Story	Sea Point	1533.11	543.72	6.25%
34	2 Story	Sea Point	1533.11	543.72	6.25%
35	2 Story	Sea Point	1533.11	543.72	6.25%
36	2 Story	Sea Point	1533.11	543.72	6.25%
37	2 Story	Sea Point	1533.11	543.72	6.25%
38	2 Story	Sea Point	1533.11	543.72	6.25%
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40	2 Story	Sea Point	1533.11	543.72	6.25%
41	2 Story	Sea Point	1533.11	543.72	6.25%
42	2 Story	Sea Point	1533.11	543.72	6.25%
43	2 Story	Sea Point	1533.11	543.72	6.25%
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50	2 Story	Sea Point	1533.11	543.72	6.25%
51	2 Story	Sea Point	1533.11	543.72	6.25%
52	2 Story	Sea Point	1533.11	543.72	6.25%
53	2 Story	Sea Point	1533.11	543.72	6.25%
54	2 Story	Sea Point	1533.11	543.72	6.25%
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56	2 Story	Sea Point	1533.11	543.72	6.25%
57	2 Story	Sea Point	1533.11	543.72	6.25%
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63	2 Story	Sea Point	1533.11	543.72	6.25%
64	2 Story	Sea Point	1533.11	543.72	6.25%
65	2 Story	Sea Point	1533.11	543.72	6.25%
66	2 Story	Sea Point	1533.11	543.72	6.25%
67	2 Story	Sea Point	1533.11	543.72	6.25%
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72	2 Story	Sea Point	1533.11	543.72	6.25%
73	2 Story	Sea Point	1533.11	543.72	6.25%
74	2 Story	Sea Point	1533.11	543.72	6.25%
75	2 Story	Sea Point	1533.11	543.72	6.25%
76	2 Story	Sea Point	1533.11	543.72	6.25%
77	2 Story	Sea Point	1533.11	543.72	6.25%
78	2 Story	Sea Point	1533.11	543.72	6.25%
79	2 Story	Sea Point	1533.11	543.72	6.25%
80	2 Story	Sea Point	1533.11	543.72	6.25%
81	2 Story	Sea Point	1533.11	543.72	6.25%
82	2 Story	Sea Point	1533.11	543.72	6.25%
83	2 Story	Sea Point	1533.11	543.72	6.25%
84	2 Story	Sea Point	1533.11	543.72	6.25%
85	2 Story	Sea Point	1533.11	543.72	6.25%
86	2 Story	Sea Point	1533.11	543.72	6.25%
87	2 Story	Sea Point	1533.11	543.72	6.25%
88	2 Story	Sea Point	1533.11	543.72	6.25%
89	2 Story	Sea Point	1533.11	543.72	6.25%
90	2 Story	Sea Point	1533.11	543.72	6.25%
91	2 Story	Sea Point	1533.11	543.72	6.25%
92	2 Story	Sea Point	1533.11	543.72	6.25%
93	2 Story	Sea Point	1533.11	543.72	6.25%
94	2 Story	Sea Point	1533.11	543.72	6.25%
95	2 Story	Sea Point	1533.11	543.72	6.25%
96	2 Story	Sea Point	1533.11	543.72	6.25%
97	2 Story	Sea Point	1533.11	543.72	6.25%
98	2 Story	Sea Point	1533.11	543.72	6.25%
99	2 Story	Sea Point	1533.11	543.72	6.25%
100	2 Story	Sea Point	1533.11	543.72	6.25%

Springhurst Housing Partners LLC
127 E. Michigan St., 6th Fl
Indianapolis, IN 46204
DB 6957 Pg 674

1 - UNIT NUMBER

② - BUILDING NUMBER

GENERAL NOTES:

- 1)  DENOTES EXISTING IRON PIPE W/ CAP UNLESS OTHERWISE NOTED.
- 2) SEE SHEET 2 FOR OUT TO OUT BUILDING DIMENSIONS.
- 3) ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90 DEGREES OR AS SHOWN.
- 4) EACH CONDOMINIUM UNIT CONSISTS OF SPACE BOUND BY A VERTICAL, PROJECTION OF THE CONDOMINIUM UNIT BOUNDARY LINES AS SHOWN BY THE HORIZONTAL PLACES AT THE FLOOR AND CEILING ELEVATIONS OR AS SHOWN.

VERIFICATION AND CERTIFICATION

I hereby verify that these plans accurately depict the layout, location, unit numbers, and dimensions of these condominiums as-built.

Thereby entering into the survey for this plan was made under my supervision and that the angular and linear measurements and the vertical elevations shown hereon are correct to the best of my knowledge and belief.

John Chace
Licensed Professional Land Surveyor, KY. P.L.S. #152

The verification and certification was sworn to before me by Pat Mattingly of Birch, Trailweihn, & Milms, Inc., on the 3rd day of Oct., 2001.

My commission expires January 15, 2003

Monte E. Richardson
Notary Public

SURVEYOR'S CERTIFICATE


BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM A MINOR PLAT AS RECORDED IN PLAT AND SUBDIVISION BOOK 42 PAGE 71.
THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF
GOVERNING AUTHORITIES.

HEREBY CERTIFY THAT THESE CONDOMINIUM PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE IMPROVEMENTS SHOWN, IF ANY, WERE LOCATED AT THE TIME THE CONDOMINIUM PLANS WERE PREPARED.

THE REFERENCE MERIDIAN USED ON THESE PLANS WAS DERIVED FROM AN ESTABLISHED BEARING ALONG THE SOUTH LINE AS SHOWN ON THE ABOVE MENTIONED MINOR PLAT.

[illegible]

BIRCH, TRAUTWEIN & MIMS, INCORPORATED
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
(502)-459-8402 Phone
(502)-459-8427 Fax

The logo consists of the letters 'B' and 'T' in a bold, stylized, sans-serif font. The 'B' and 'T' are connected, with the 'T' having a distinctive shape where the vertical stem is slightly offset to the right.

CONDOMINIUM REGIME UNITS 57-60
FOR: THE VILLAGE OF SPRINGMEADOWS
CONDOMINIUMS

OWNER & DEVELOPER: **MICHAEL A. YOUNG, INC.**

9310 NEW LOGAN ROAD
 Louisville, Kentucky 40242
 (502) 425-6546

PROPERTY ADDRESS:
 Springfield Boulevard
 Louisville, Kentucky 40241

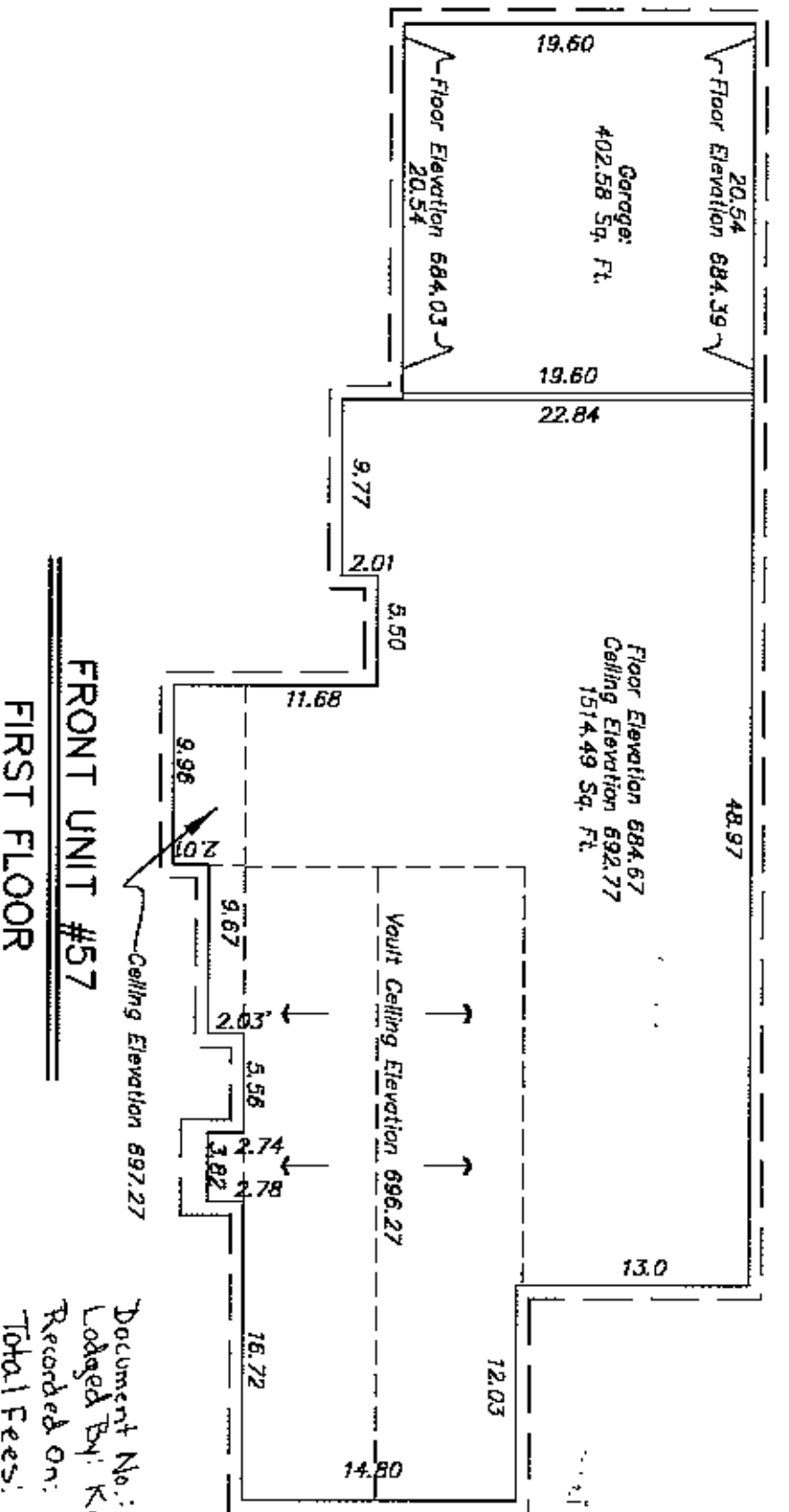
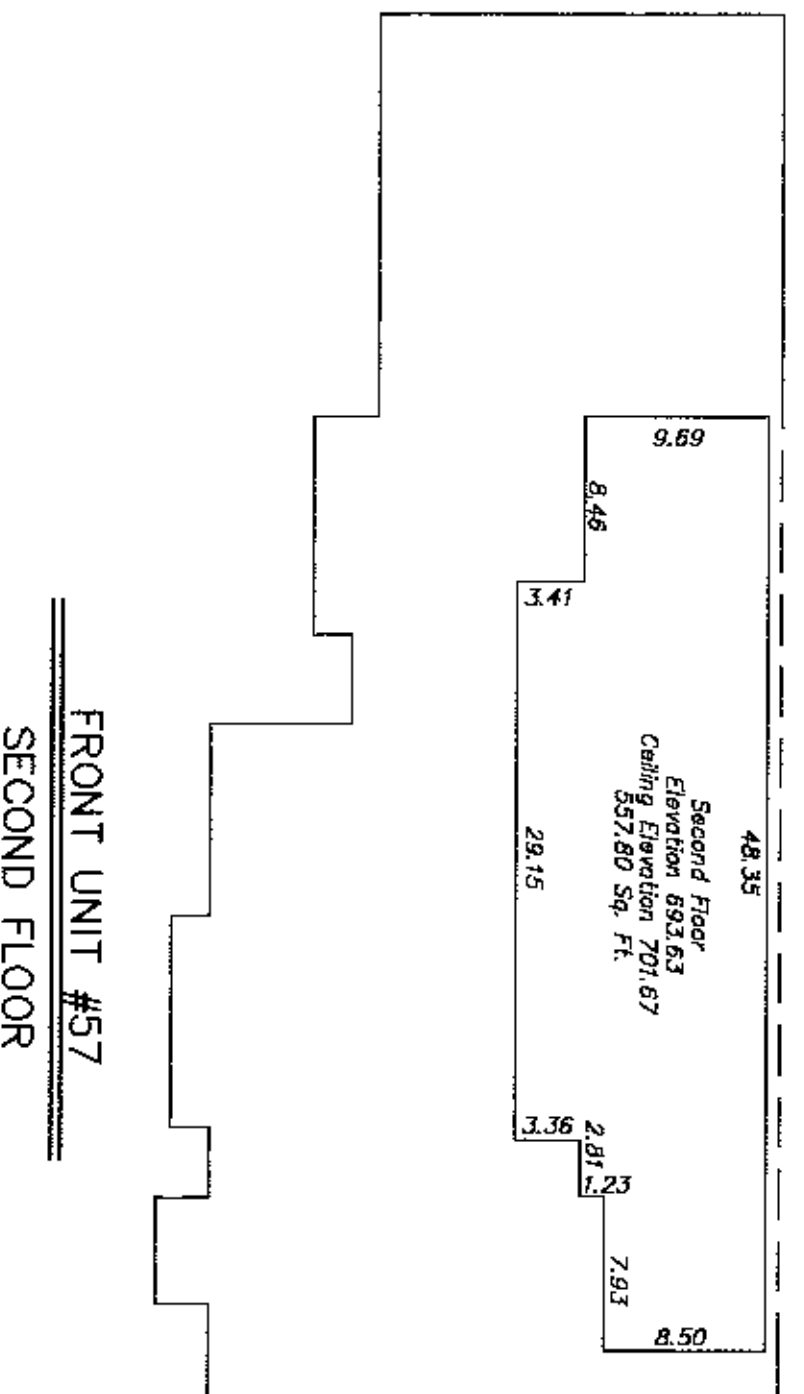
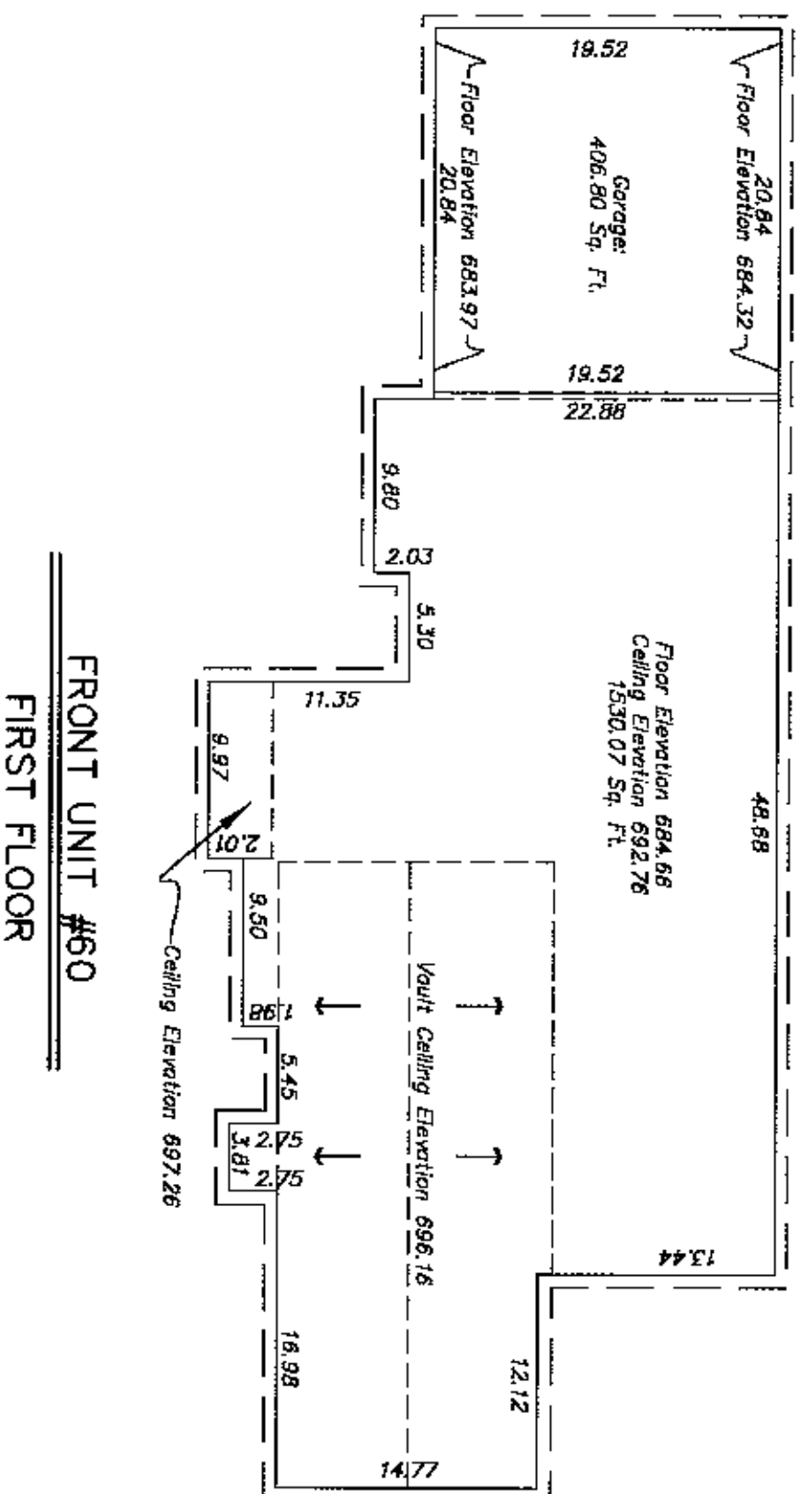
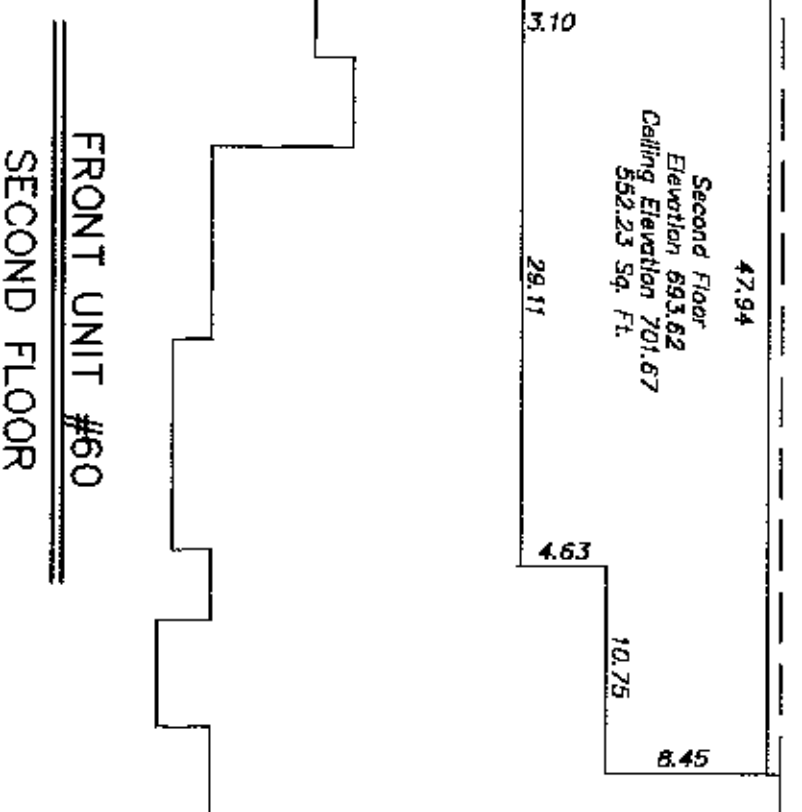
DEED BOOK 6554 PAGE 335

TAX BLOCK 6884 LOT 335

DATE:	10-02-01	DRAWING:	990020CP4
SCALE:	1"=60'	SHEET	1 OF 2

$$84 \times 14$$

84 x 15



DENOTES LIMITED COMMON SPACE

1.) —○— DENOTES EXISTING IRON PIN W/CAP
UNLESS OTHERWISE NOTED.

- ## VERIFICATION AND CERTIFICATION

Don Clark
 Licensed Professional Land Surveyor, KY. #3152

My commission expires January 15, 2003

Notary Public

BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM A MINOR PLAT AS RECORDED IN PLAT AND SUBDIVISION BOOK 42 PAGE 71.

THE REFERENCE MORGAN USED ON THESE PLANS WAS DERIVED FROM AN ESTABLISHED BEARING ALONG THE SOUTH LINE AS SHOWN ON THE ABOVE ENLARGED MAP PLAT.

SIGNATURE _____ P.L.S. # _____ DATE 10-03-01

[illegible]

BIRCH, TRAUTWEIN & MIMS, INCORPORATED
Consulting Engineers Landscape Architects Planners
3001 Taylor Springs Drive
Louisville, Kentucky 40220
(502)-459-8402 Phone
(502)-459-8427 Fax

CONDOMINIUM REGIME	
FDR:	THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS
OWNER & DEVELOPER:	MICHAEL A. YOUNG, INC.
	PROPERTY ADDRESS: 9210 NEW LUGRANGE ROAD Louisville, Kentucky 40242 (502) 425-6546
DEED BOOK 6554 PAGE 335	TAX BOOK 6884 LOT 335

DRWN BY:	CHKD BY:
JH	JC
DATE: 10-02-01	
DRAWING: 990020CP4FP	
SCALE: 1"=10'	
SHEET 2 OF 2	

$$84 \times 15$$

[illegible]

Type	Location	Unit Floor Area in Square Feet		Total	Percentage of Common Interest
		1st Floor	2nd Floor		
23	See Plan	1509.45	551.96	2063.39	1.22%
24	See Plan	1390.25	501.95	1892.20	1.22%
25	See Plan	1390.25	501.95	1892.20	1.24%
26	See Plan	1349.66	549.40	1899.33	1.10%
31	2 Below	320.04	551.98	1392.03	1.12%
32	2 Below	552.58	310.13	2037.51	1.24%
45	3 Below	171.38	310.13	2037.51	1.19%
46	3 Below	171.38	310.13	2037.51	1.19%
53	2 Below	1559.24	555.27	2148.07	1.28%
35	2 Below	1559.24	555.27	2093.42	1.28%
37	2 Below	1531.23	556.90	2087.43	1.29%
38	2 Below	1545.28	545.28	1885.32	1.11%
47	2 Below	1455.57	510.95	1786.92	1.05%
72	2 Below	1455.57	510.95	1786.92	1.05%
75	2 Below	1551.33	545.13	1889.44	1.11%
27	2 Below	1524.20	552.71	2076.81	1.29%
28	2 Below	1527.46	548.75	2037.41	1.29%
48	2 Below	1534.78	548.49	2072.47	1.23%
49	2 Below	1534.78	548.49	2072.47	1.23%
44	2 Below	1745.44	310.95	2355.02	1.21%

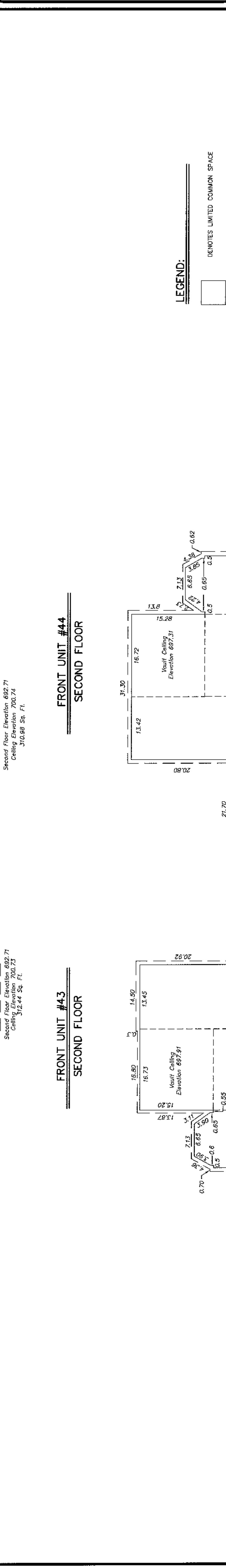
BENCHMARK
BM 250
R.R. SPIKE IN 48" WILD CHERRY TREE. 191' ± LT.
OF SEWER LINE "G-2" STA. 7+02±
ELEVATION 550.15, NOV. 20

JOHN CHARLES
P.L.S. # 3152
DATE 4-21-04

Mary Lee Richardson
Notary Public

ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90 DEGREES OR AS SHOWN.
EACH CONDOMINIUM UNIT CONSISTS OF SPACE BOUNDED BY A VERTICAL
PROJECTION OF THE CONDOMINIUM UNIT BOUNDARY LINES AS SHOWN BY
THE HORIZONTAL PLANES AT THE FLOOR AND CEILING ELEVATIONS OR AS SHOWN
ON THE MASTER DEED IS RECORDED IN DEED BOOK 7851, PAGE 663,
IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

—○— - DENOTES EXISTING IRON PIN W/CAN UNLESS OTHERWISE NOTED.



- 1.) ALL INTERIOR ANGLES OF CONDOMINIUMS ARE 90 DEGREES OR AS SHOWN.
- 2.) EACH CONDOMINIUM UNIT CONSISTS OF SPACE BOUNDED BY A VERTICAL PROJECTION OF THE CONDOMINIUM UNIT BOUNDARY LINES AS SHOWN BY THE HORIZONTAL PLANES AT THE FLOOR AND CEILING ELEVATIONS OR AS SHOWN.
- 3.) THE MASTER DEED IS RECORDED IN DEED BOOK 7651, PAGE 863.

BEARINGS AND DISTANCES SHOWN ON THIS PLAN WERE DERIVED FROM A MINOR PLAT AS RECORDED IN PLAT AND SUBDIVISION BOOK 42 PAGE 71 IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY.

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN WAS PREPARED UNDER MY SUPERVISION AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.

Matthew A. Bullock 4-21-04

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.

John Charles
JOHN CHARLES
P.L.S. # 3152
DATE 4-21-2004

The certification was sworn to before me by John Charles and Matthew A. Bullock of Birch, Trautwein, & Mims, Inc. on the 21 day of April, 2004.

My commission expires: Jan. 15, 2007

Mary Lee Richardson
Notary Public

79 18399 PG0298

Document No.: 000004071373
 Lodged by: Karen and Karen
 Recorded On: 04/28/2004
 Total Fees: 36.00
 Transfer Fee: .00
 County Clerk: BERNIE HULSHAN-JEFF CO KY
 County Clerk: CHARLIE COOKING

107 1788

SHEET 2 OF 2

102 x 5

11

44



"

17



"

