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AMENDMENT TO MASTER DEED
FOR
THE VILLAGE OF SPRINGMEADOWS CONDOMINIUM
ASSOCIATION, INC.

This Amendment to the Master Deed for the Village of Springmeadows Condominium Association, Inc. (the "Association") is made this 20th day of August, 2017.

Whereas, the Association is a non-profit corporation organized and existing under the laws of the state of Kentucky and that certain Master Deed dated May 22, 2001 of record in Deed Book 7651, Page 0663, and all amendments thereto, (collectively the "Master Deed") in the office of the Clerk of Jefferson County, Kentucky; and,

Whereas, unit owners desire to amend the Master Deed to prohibit leasing of units as provided herein and the unit owners of the Association have adopted this amendment pursuant to Section 12.2 of the Master Deed which provides that the Master Deed may be amended, from time to time, by a vote of a majority of unit owners voting in favor of the amendment.

Now therefore, the Master Deed is amended as follows:

Article V Restrictions, Section 5.3 Leases is deleted and replaced in its entirety by the following:

Article V Restrictions, Section 5.3. Effective as of the date this Amendment is recorded in the office of the Clerk of Jefferson County, Kentucky (the "Effective Date") and notwithstanding anything else contained in the Declaration to the contrary:

1. No owner may lease or rent a unit, and no unit may be occupied by a tenant or other person who pays rent to the owner except under the following conditions:

- (a) The owner held legal title to the unit prior to the effective date of this Amendment, and at such time was using the unit for rental purposes;
- (b) The owner is moving, or has moved, to a nursing home or similar facility for medical reasons;
- (c) The owner dies and title is in the estate or a testamentary trust, and there is no surviving spouse who resided with the deceased at the time of death; or
- (d) The owner or spouse living with him/her is transferred out of state by his/her employer.

2. With respect to any landlord-tenant rental relationship existing on the Effective Date such relationship may continue for the remaining lease term, but such period shall not exceed one (1) year from the Effective Date.

3. With respect to any landlord-tenant rental relationship existing under (b), (c), or (d) above, the lease shall be for a term of not less than one (1) year and shall not contain any provision for renewal or extension, the intent of this amendment being to allow one (1) year only for the rental of the unit as an accommodation to the unit owners in the situations enumerated above. Subsequent lease terms may be permitted provided the same circumstances which existed prior to the first lease term still exist and any such extension or subsequent lease term shall be subject to prior approval by the Board. Rental under airbnb or other such rental arrangements are strictly prohibited.

4. The owner of a unit being rented, or his representative, shall deliver a fully executed copy of any proposed lease to the Board ten (10) days before the term is to begin.

5. Any lease or rental agreement shall be in writing and subject to the Master Deed, By-laws, and Rules and Regulations for the Association. Any violation of any of the provisions of any of the condominium documents committed by any occupant or other person residing in, occupying or visiting a Unit shall be attributed to the Unit owner including but not limited to fines that may be levied by the Association.

6. The Board of Directors for the Association shall have the power to terminate the lease or to bring summary proceedings to evict the tenant in the name of the lessor in accordance with Kentucky law for any violations of the condominium documents. The Association may recover all of its costs of such action, including court costs and reasonable attorney's fees, from the applicable Unit owner and such amounts shall be a lien on the unit until paid.

Each and every other provision of the Master Deed is hereby restated and incorporated herein by reference as if set out fully.

IN TESTIMONY WHEREOF, the Village of Springmeadows Residents' Association, and whose residents of the Village of Spring meadows comprising of 51% of the unit owners identified on Exhibit "A" have executed this First Amendment on the date set forth by this document.

[signature lines on following page]

The Village of Springmeadows Condominium
Association, Inc., a Kentucky non-profit corporation

By:

Title: President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Acknowledged, subscribed and sworn to before me this 10 day of August
2017 by Joseph Niehaus as President of the Village of Springmeadows
Condominium Association, Inc. a Kentucky non-profit corporation on behalf of the corporation.

My Commission expires:

May 3, 2020

Aileen Hard

Notary Public

Kentucky, State-at-Large

THIS INSTRUMENT PREPARED BY:

By:

Mark J. Sandlin
Goldberg Simpson LLC
Notion Commons
9301 Dayflower Street
Prospect, Kentucky 40059
502-589-4440

EXHIBIT "A"

NAME

ADDRESS

Bennie Zelkind	4136 Lilac Vista Dr
Barbara Hunter	4134 Lilac Vista
Janice C. Watts (executrix)	4135 Lilac Vista Dr.
Bernard H. Bph	4105 LILAC VISTA DR
Margaret Lee	4117 Lilac Vista Dr.
Bernard T. Alway	4103 Lilac Vista Dr.
Marietta Fowler	4115 Lilac Vista Drive
Darin Duffey	4102 Lilac Vista Drive
Carroll Duffey	4124 Lilac Vista Dr.
Marguerite E. Smith	4126 Lilac Vista Dr.
William L. Kaelin	4116 Lilac Vista Dr
Kathleen M. Kaelin	4114 Lilac Vista Dr. 40241
Karen Palmer	4108 Lilac Vista Dr. 40241
Judy Skensker	4133 Lilac Vista Dr

By my signature on this page I agree to the adoption of the amendment to the Master Deed.

EXHIBIT "A"

NAME

ADDRESS

Susan Rosenberg
 Gary Lange
 Jaqueline Maya
 Brenda Russell
 K. J. Klenkelton
 John M. Calmon
 Chon H. Ah
 Lori Hahn
 Richard Susard
 Kenneth W. List
 David Wickliffe
 L. M. Lile
 B. M. Morgan
 D. Sullivan
 Linda Kierhaus
 Jerry Ramsey
 Diane Stevens
 Gary Hayslett
 Linda Yarmen
 Mary Joe Kahan
 Wilma Charlton

4209 Lilac Vista Dr
 4217 LILAC VISTA DR
 4229 Lilac Vista Dr.
 4230 Lilac Vista Dr.
 4228 Lilac Vista DR.
 4226 Lilac Vista Dr.
 4224 LILAC VISTA DR
 4222 Lilac Vista Dr.
 4218 " " "
 4216 " " "
 4214 " " "
 4127 LILAC VISTA DR
 4227 Lilac Vista
 4225 Lilac Vista
 10215 Meadow Glen Way
 4202 Lilac Vista
 10210 Meadow Glen
 4207 Lilac Vista Dr
 4221 Lilac Vista Dr.
 4206 LILAC VISTA DR.
 4204 Lilac Vista Dr.

By my signature on this page I agree to the adoption of the amendment to the Master Deed.

Rental Agreement to Master Deed

For Amendment:

NAME

ADDRESS

John H. Humble
Jack Hadle
Karen Short
Rose Brachy
Lela M. Hendrix
Mary K. Randall
Serge Van Buren
Anna J. Fuhw
Nacare Bupp
S. Henry H. Shipman
Charles R. Mott
William S. Starn
Janet S. Vought

10305 Lilac Spring Ct.
10308 Lilac Spring Ct.
10304 Lilac Spring Ct.
10307 Lilac Spring Ct.
10303 Lilac Spring Ct.
10301 Lilac Spring Ct.
10310 Lilac Spring Ct.
4004 Lilac Spring Dr.
4010 Lilac Spring Dr.
4008 Lilac Spring Dr.
4006 Lilac Spring Dr.
10314 Lilac Spring Court
10306 Lilac Spg Ct.

NAME

ADDRESS

John J. Fille

10100 BLOSSOM TREE WAY
LOUISVILLE, KY 40241

7/27/2017

Donna J. J. J. J.
Mary J. J. J. J.
Jan Jacobs

10218 Meadows Glen Way
4231 Lilac Vista Dr.
4200 Lilac Vista Dr.

John J. J. J. J.
John J. J. J. J.
John J. J. J. J.
John J. J. J. J.
John J. J. J. J.

4212 Lilac Vista Dr.
4112 Lilac Vista Dr.
4012 Lilac Vista Dr.
4106 Lilac Vista Dr.
4120 Lilac Vista Dr.

EXHIBIT "A"

NAME

ADDRESS

Louis Mattingly
~~Barth Holley~~
 Bud Gibson
 Hugh Duker
 Susan Brodcher
 John J. Hietman
 Rebecca A Davis
 Mary A. Hall
 Susan Gadd
 Jan Starn

10201 Meadow Glen Way
 10204 Meadow Glen Way
 10206 MEADOW GLEN WAY
 10202 Meadow Glen Way
 10213 Meadow Glen Way
 10207 Meadow Glen Way
 10205 Meadow Glen Way
 10214 Meadow Glen Way
 10208 Meadow Glen Way
 10210 Meadow Glen Way

By my signature on this page I agree to the adoption of the amendment to the Master Deed.

NAME

ADDRESS

Barbara H. Welch

H. Klenz
Betsy Beard
Blanche Carroll
Ladorn Hall

10100 Blossom Tree Way Empty

10101 Blossom Tree Way

10102 Blossom Tree Way Ported

10103 Blossom Tree Way

10104 Blossom Tree Way

10105 Blossom Tree Way

10106 Blossom Tree Way

10107 Blossom Tree Way

8/9/2017

Village of Springmeadows Residents' List					
	BY Name				
	Last Name	First Name	Address	Own/Rent/trust	Initials
1	Fill	John & Nancy	10100 Blossom Tree Way	Signed	
2	Welch	Barbara	10101 Blossom Tree Way	Signed	
3	Kannel	Janice	10102 Blossom Tree Way	Lease	
4	Day	Virginia	10103 Blossom Tree Way	No sign	Son OK
5	Klein	Howard	10104 Blossom Tree Way	Signed	
6	Beard	Betty	10105 Blossom Tree Way	Signed	
7	Carroll	Blanche	10106 Blossom Tree Way	Signed	
8	Nall Shepherd	LaDonna Betty	10107 Blossom Tree Way	Signed	
9	Mattingly	Louis & Paula	10201 Meadow Glen Way	Signed	
10	Hamilton Rickabaugh	Phylli Brian	10203 Meadow Glen Way	No sign	Could not contact
11	Zielberg	Don & Serena	10204 Meadow Glen Way	Signed	
12	Davis	Todd & Rebecca	10205 Meadow Glen Way	Signed	
13	Goldman	Bart & Missy	10206 Meadow Glen Way	Signed	
14	Stratman	Jack & Betty	10207 Meadow Glen Way	Signed	
15	Ladd	Susan	10208 Meadow Glen Way	Signed	
16	Stamm	James & Julie	10210 Meadow Glen Way	Signed	
17	Dukes	Linda & Hugh	10212 Meadow Glen Way	Signed	
18	Brodferher	Jim & Sue	10213 Meadow Glen Way	Signed	
19	Hall	Albert & Mary	10214 Meadow Glen Way	Signed	
20	Niehaus	Linda & Joe	10215 Meadow Glen Way	Signed	
21	Stevens	Mike & Diane	10216 Meadow Glen Way	Signed	
22	Tueskoes	Michael & Irma	10218 Meadow Glen Way	Signed	
23	Randall	John & Mary	10301 Lilac Spring Court	Signed	
24	Hendrix	John & Lela	10303 Lilac Spring Court	Signed	
25	Short	Karen	10304 Lilac Spring Court	Signed	
26	Hauschildt	Kelcy & Martha	10305 Lilac Spring Court	Signed	
27	Voigt	Richard & Janet	10306 Lilac Spring Court	Signed	
28	Brady	Rose	10307 Lilac Spring Court	Signed	
29	Shadle	Jack & Margo	10308 Lilac Spring Court	Signed	
30	Von Busch	Sonja	10310 Lilac Spring Court	Signed	
31	Stillings	Stephen	10312 Lilac Spring Court		Could not contact
32	Stivers	William & Shirley	10314 Lilac Spring Court	Signed	
33	Kuhn	Charles & Anne	4004 Lilac Spring Drive	Signed	
34	Mattingly	Charles & Betty	4006 Lilac Spring Drive	Signed	
35	Gresham	Margaret	4008 Lilac Spring Drive	Signed	
36	Rupp	Vallare	4010 Lilac Spring Drive.	Signed	

8/9/2017

37	Gossman O'bryan	Ron Sherri	4012 Lilac Spring Drive	Signed	
38	Parker	W. Ed & Mary	4014 Lilac Spring Drive	gone	Moved to Assist Living
39	Griffey	David & Shirley	4102 Lilac Vista Dr	Signed	
40	Alvey	Bernard E & Bernard T	4103 Lilac Vista Dr.	Signed	
41	Howard	Debra	4104 Lilac Vista Dr.	No sign	New Owner
42	Block Neill	Bernard (Bernie) Nancy	4105 Lilac Vista Dr	Signed	
43	Lewis	Roger & Tina	4106 Lilac Vista Dr	Signed	
44	Palmer	Mitchell & Karen	4108 Lilac Vista Dr	Signed	
45	Nevius	Rebecca	4110 Lilac Vista Dr.	No	
46	Simpson	Judy	4112 Lilac Vista Dr	Signed	
47	Gregory	Kathy & Charles	4114 Lilac Vista Dr	Signed	
48	Fowler	Marietta	4115 Lilac Vista Dr.	Signed	
49	Kaelin	Bill	4116 Lilac Vista Dr	Signed	
50	Lee	Peggy	4117 Lilac Vista Dr	Signed	
51	Monhollon	Jim & Shirley	4118 Lilac Vista Dr		
52	Eighmey	Doug & Karen	4120 Lilac Vista Dr	Signed	
53	Davids	Jerry	4122 Lilac Vista Dr.	NA	
54	York	Carroll & Sandra	4124 Lilac Vista Dr	Signed	
55	Cary	Betty	4125 Lilac Vista Dr	Signed	
56	Smith	Marguerite	4126 Lilac Vista Dr	Signed	
57	Cole	Pat & Leon	4127 Lilac Vista Dr	Signed	
58	Hamad Reem		4128 Lilac Vista Dr	NA	Moved out
59	Crawford	Ann	4130 Lilac Vista Dr	Air B& B	
60	Donaldson	Barbara	4132 Lilac Vista Dr.	Trust	
61	Shrensker	Judy	4133 Lilac Vista Dr	Signed	
62	Hunter	Barbara	4134 Lilac Vista Dr	Signed	
63	Watts	Janice	4135 Lilac Vista Dr	Signed	
64	Zelkind	Bennie	4136 Lilac Vista Dr	Signed	
65	Jacobs	Jan	4200 Lilac Vista Dr	Signed	
66	Rumsey	Alma	4202 Lilac Vista Dr	Signed	
67	Charlton	Wilma	4204 Lilac Vista Dr	Signed	
68	Watson	Mary Lou	4206 Lilac Vista Dr	Signed	
69	Hamilton	Cheryl	4207 Lilac Vista Dr.	Signed	
70	Morgan Morgan	Amy Craig	4208 Lilac Vista Dr.	No sign	Could not contact
71	Rosenberg	Siddy	4209 Lilac Vista Dr	Signed	Could not contact

8/9/2017

72	Smith	Malinda	4210 Lilac Vista Dr	Signed	
73	Metts	Susie	4212 Lilac Vista Dr	Signed	
74	Wickliffe	Linda	4214 Lilac Vista Dr	Signed	
75	List	Ken & Leslie	4216 Lilac Vista Dr.	Signed	
76	Lange	Gary & Nancy	4217 Lilac Vista Dr	Signed	
77	Lusardo	Dick & Anita	4218 Lilac Vista Dr	Signed	
78	Sweeney	Jennifer	4219 Lilac Vista Dr		Could not contact
79	Dent	Felix & Pat	4220 Lilac Vista Dr	Signed	
80	Norman	Ronald & Linda	4221 Lilac Vista Dr	Signed	
81	Hahn	Lori	4222 Lilac Vista Dr	Signed	
82	Greer	Laura	4223 Lilac Vista Dr.		Could not contact
83	Allen	Charles&Sandy	4224 Lilac Vista Dr	Signed	
84	Sullivan	Dee	4225 Lilac Vista Dr	Signed	
85	Perlman	Jack & Nickie	4226 Lilac Vista Dr	Signed	
86	Morgan	Betty	4227 Lilac Vista Dr	Signed	
87	Kleinhelter	Jerome & Mary	4228 Lilac Vista Dr	Signed	
88	Moya	Jose' & Lou	4229 Lilac Vista Dr	Signed	
89	Bussell	Glenda	4230 Lilac Vista Dr	Signed	
90	Hartzman	Joan	4231 Lilac Vista Dr	Signed	
Springmeadows Property Manager:					
Kentucky Realty 473-0003					
First website: http://springhurstonline.com					
website: https://sites.google.com/site/spmeadows/					



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2017179488

BATCH # 90015

JEFFERSON CO, KY FEE \$40.00

PRESENTED ON: 08-14-2017 7 03:35:45 PM

LODGED BY: GOLDBERG SIMPSON

RECORDED: 08-14-2017 03:35:45 PM

BOBBIE HOLSCLOW

CLERK

BY: JOLENE CARDWELL

RECORDING CLERK

BK: D 10955

PG: 372-384