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**INST # 2017177866**

**BATCH # 89598**

JEFFERSON CO, KY FEE \$22.00

PRESENTED ON: 08-10-2017 7 12:51:45 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 08-10-2017 12:51:45 PM

BOBBIE HOLSCRAW  
CLERK

BY: CARRIE HARRISON  
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No. 136 Page 4-7

Part No. 3065

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**TENTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM PROJECT FOR  
BLANKENBAKER CENTRE OFFICE PARK CONDOMINIUMS**

This Tenth Amendment to Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums ("Amendment") is made at the direction of and caused to be recorded by Pinnacle Properties of Louisville, LLC, a Kentucky limited liability company (hereinafter referred to as the "Declarant"), as a supplement to the Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums dated April 18, 2011.

**W I T N E S S E T H:**

WHEREAS, Declarant has made and declared a Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums dated April 18, 2011, which is recorded in Deed Book 9709, Page 289, in the Office of the County Clerk of Jefferson County, Kentucky, as amended by First Amendment to Declaration of Condominium Project dated August 24, 2011, which is recorded in Deed Book 9763, Page 141 in the Office aforesaid; as amended by the Second Amendment to Declaration of Condominium Project dated January 25, 2012, which is recorded in Deed Book 9832, Page 606 in the Office aforesaid; as amended by the Third Amendment to Declaration of Condominium Project dated September 19, 2012, which is recorded in Deed Book 9949, Page 853 in the Office aforesaid; as amended by the Fourth Amendment to Declaration of Condominium Project dated December 4, 2012, which is recorded in Deed Book 9986, Page 288 in the Office aforesaid; as amended by the Fifth Amendment to Declaration of Condominium Project dated July 10, 2013, which is recorded in Deed Book 10100, Page 876 in the Office aforesaid; as amended by the Sixth Amendment to Declaration of Condominium Project dated October 14, 2013, which is recorded in Deed Book 10154, Page 395 in the Office aforesaid; as amended by the Seventh Amendment to Declaration of Condominium Project dated July 1, 2014, which is recorded in Deed Book 10263, Page 297 in the Office

aforesaid; as amended by the Eighth Amendment to Declaration of Condominium Project dated July 1, 2015, which is recorded, pursuant to that Affidavit of Correction dated July 7, 2015, in Deed Book 10433, Page 74 in the Office aforesaid; as amended by the Ninth Amendment to Declaration of Condominium Project dated March 16, 2016, which is recorded in Deed Book 10581, Page 379 in the Office aforesaid (collectively, the "Declaration"); and

**WHEREAS**, this Amendment is necessary and desirable to add four (4) additional units in two (2) buildings to Blankenbaker Centre Office Park Condominiums pursuant to Section 2 of the Declaration;

**NOW, THEREFORE**, in accordance with the foregoing preambles, which are hereby incorporated herein, Declarant hereby declares that the real property ("Property"), more fully described on Exhibit A attached to the Declaration, shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth in this Amendment as if these conditions and restrictions were included in and made a part of the Declaration.

1. The first literary paragraph of Section 2 shall be amended to read as follows:

This Declaration now covers forty-one (41) units in eighteen (18) buildings as situated on said real estate as fully described on the site plan and set of floor plans of Building #2--802 Lily Creek Rd dated February 22, 2011 of record in Condominium Ownership Book 129, Pages 47 and 48 in the Office of the County Clerk of Jefferson County, Kentucky; as amended by the site plan and set of floor plans of Building #6--904 Lily Creek Rd. dated August 17, 2011 of record in Condominium Ownership Book 129, Pages 73 and 74 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #3--901 Lily Creek Rd. dated January 17, 2012 and of record in Condominium Ownership Book 129 pages 90 and 91 in the Office aforesaid; as amended by the site plan and set of floor plans of Buildings #1--800 Lily Creek Rd., #5--905 Lily Creek Rd & #7--906 Lily Creek Rd. dated September 17, 2012 and of record in Condominium Ownership Book 130, Pages 30 through 33 in the Office aforesaid; as amended by the site plan and set of floor plans of Buildings #8--908 Lily Creek Rd. and #10--909 Lily Creek Rd. dated December 4, 2012 and recorded in Condominium Ownership Book 130, Pages 55 through 57 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #11--911 Lily Creek Rd. dated July 9, 2013 and recorded in Condominium Ownership Book 131, Pages 1 and 2 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #15--1001 Jenna Brooks Way dated October 9, 2013 and recorded in Condominium Ownership Book 131, Pages 16 and 17 in the Office aforesaid; as amended by the

site plan and set of floor plans of Building #12 – 913 Lily Creek Road and Building #14 – 917 Lily Creek Road, dated June 30, 2014 and filed in Condominium Ownership Book 131, Pages 75, 76 and 77 in the Office aforesaid; as amended by the site plan and set of floor plans of Building #16 – 912 Lily Creek Road and Building #17 – 914 Lily Creek Road, dated June 30, 2015 and filed in Condominium Ownership Book 133, Pages 42 and 43 in the Office aforesaid; as amended by the site plan and set of floor plans of Building 13 – 915 Lily Creek Road and Building 20 – 920 Lily Creek Road, dated March 11, 2016 and filed in Condominium Ownership Book 134, Pages 28 through 31 in the Office aforesaid; as amended by the site plan and set of floor plans of Building 916, Suites 101 and 102 and Building 918, Suites 101 and 102, dated July 21, 2017 and filed simultaneously with the recording hereof pursuant to KRS 381.9141 and KRS 381.9143 and of record in Condominium Ownership Book 136, Pages 4 through 7 in the Office aforesaid, and by reference thereto are made a part of this Declaration.

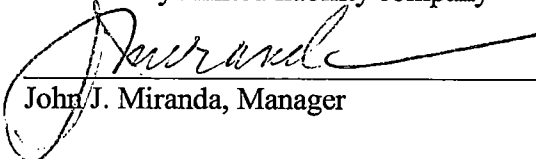
2. The second literary paragraph of Section 2 shall be amended to read as follows:

The Condominium Project shall be developed incrementally so that it may eventually consist of up to 120,000 square feet of condominium office space in up to twenty (20) buildings, with a maximum of up to 80 units total, now totaling eighteen (18) buildings as shown on the set of floor plans filed simultaneous with the recording hereof and will be followed by other buildings which will be created, added and subjected to this Condominium Project by addendums to this Declaration upon the filing of plans together with the common elements appurtenant thereto. Notwithstanding anything else said or implied in this Declaration, Declarant specifically reserves the right for all of the real estate described in Section 1 hereof, from time to time, until all of the buildings and all of the square footage are completed, but not later than January 1, 2035, to amend this Declaration to the extent of adding additional buildings, units and common area, and, once added by addendum described below, shall have the same rights and privileges as provided herein.

3. Pursuant to Section 3 of the Declaration, Declarant hereby makes certain adjustments in the percentages of ownership in the common elements as set forth on **Revised Exhibit A** to the Declaration as attached to this Amendment.

IN WITNESS WHEREOF, the Declarant has caused this Tenth Amendment to Declaration of Condominium Project for Blankenbaker Centre Office Park Condominiums to be executed on this \_\_\_\_ day of August 2017.

PINNACLE PROPERTIES OF LOUISVILLE, LLC  
A Kentucky limited liability company

  
\_\_\_\_\_  
John J. Miranda, Manager

COMMONWEALTH OF KENTUCKY )  
 ) SS.  
JEFFERSON COUNTY )

The foregoing instrument was subscribed, sworn to and acknowledged before me this 10<sup>th</sup> day of August 2017, by John J. Miranda as Manager of Pinnacle Properties of Louisville, LLC, a Kentucky limited liability company, on behalf of the company.

My Commission expires: Oct 27. 2019

Dana M. Stew  
Notary Public, State-at-Large, Kentucky

**THIS INSTRUMENT PREPARED BY:**



**BARDENWERPER, TALBOTT & ROBERTS, PLLC**  
1000 N. Hurstbourne Pkwy., Ste. 200  
Louisville, Kentucky 40223  
(502) 426-6688

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**REVISED EXHIBIT A**  
**BLANKENBAKER CENTRE OFFICE PARK CONDOMINIUMS**  
**UNIT AREA CALCULATIONS**

<u>BLDG-UNIT</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE</u>
<b>BLDG 1 - 800 LILY CREEK RD</b>		
UNIT 101	3931	3.71%
UNIT 201	3931	3.71%
<b>BLDG 2 - 802 LILY CREEK RD</b>		
UNIT 101	2656	2.50%
UNIT 201	2656	2.50%
<b>BLDG 3 - 901 LILY CREEK RD</b>		
UNIT 101	1767	1.67%
UNIT 102	1762	1.66%
UNIT 201	1763	1.66%
UNIT 202	1763	1.66%
<b>BLDG 5 - 905 LILY CREEK RD</b>		
UNIT 101	4385	4.13%
UNIT 201	4385	4.13%
<b>BLDG 6 - 904 LILY CREEK RD</b>		
UNIT 101	2580	2.43%
UNIT 201	1290	1.22%
UNIT 202	1277	1.20%
<b>BLDG 7 - 906 LILY CREEK RD</b>		
UNIT 101	1108	1.04%
UNIT 102	1432	1.35%
UNIT 201	2571	2.42%
<b>BLDG 8 - 908 LILY CREEK RD</b>		
UNIT 101	3980	3.75%
UNIT 201	3980	3.75%
<b>BLDG 10 - 909 LILY CREEK RD</b>		
UNIT 101	2584	2.44%
UNIT 201	2584	2.44%
<b>BLDG 11 - 911 LILY CREEK RD</b>		
UNIT 101	2567	2.42%
UNIT 201	2567	2.42%
<b>BLDG 12 - 913 LILY CREEK RD</b>		
UNIT 101	2569	2.42%
UNIT 201	2569	2.42%
<b>BLDG 13 - 915 LILY CREEK RD.</b>		
UNIT 101	2556	2.41%
UNIT 201	2556	2.41%
<b>BLDG 14 - 917 LILY CREEK RD</b>		
UNIT 001	2482	2.34%
UNIT 101	2571	2.42%
UNIT 201	2571	2.42%

BLDG 15 - 1001 JENNA BROOKE WAY		
UNIT 101	2569	2.42%
UNIT 201	2569	2.42%
BLDG 16 - 912 LILY CREEK RD		
UNIT 101	2543	2.40%
UNIT 201	2543	2.40%
BLDG 17 - 914 LILY CREEK RD		
UNIT 101	2542	2.40%
UNIT 201	2542	2.40%
BLDG 18 - 916 LILY CREEK RD		
SUITE 101	2550	2.40%
SUITE 201	2585	2.44%
BLDG 19 - 918 LILY CREEK ROAD		
SUITE 101	2550	2.40%
SUITE 201	2577	2.43%
BLDG 20 - 920 LILY CREEK RD		
UNIT 101	2558	2.41%
UNIT 201	2558	2.41%
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TOTALS	106079	100.00%

**Recorded in Condo Book**  
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