



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2018201719

BATCH # 145706

JEFFERSON CO, KY FEE \$16.00

PRESENTED ON: 08-24-2018 8 09:28:25 AM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 08-24-2018 09:28:25 AM

BOBBIE HOLSCLAW

CLERK

BY: TERESA HIGGS

RECORDING CLERK

BK: D 11229

PG: 326-330

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

This First Amendment to Declaration of Condominium Project for Blankenbaker Centre II 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 II Office Park Condominiums dated August 28, 2017.

W I T N E S S E T H:

WHEREAS, Declarant has made and declared a Declaration of Condominium Project for Blankenbaker Centre II Office Park Condominiums dated August 28, 2017, which is recorded in Deed Book 10965, Page 680, in the Office of the County Clerk of Jefferson County, Kentucky (the "Declaration"); and

WHEREAS, this Amendment is necessary and desirable to add six (6) additional units in three (3) additional buildings to Blankenbaker Centre II 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 Master Deed.

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

This Declaration and Master Deed now covers ten (10) units in five (5) buildings as situated on said real estate as fully described on the site plan and set of floor plans of Buildings #11822 and #11828 dated August 21, 2017 of record in Condominium Ownership Book 136, Pages 14 through 17 in the Office of the County Clerk of Jefferson County, Kentucky; and as amended by the site plan and set of floor plans of Building #11820, #11824 and #11826 dated August 20, 2018 and filed simultaneously with the recording hereof pursuant to KRS 381.9141

and KRS 381.9143 and of record in Condominium Ownership Book _____, Pages _____ through _____ in the Office aforesaid, and by reference thereto are made a part of this Declaration and Master Deed.


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 45,000 square feet of condominium office space in up to six (6) buildings, with a maximum of up to twenty-four (24) units total, of which the three (3) building as shown on the set of floor plans filed simultaneously with the recording hereof, now totaling five (5) buildings and will be followed by one other building which will be created, added and subjected to this Condominium Project by addendums to the Declaration and Master Deed upon the filing of plans together with the common elements appurtenant thereto. Notwithstanding anything else said or implied in this Declaration and Master Deed, 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 footages are completed, but not later than January 1, 2037, to amend this Declaration and Master Deed 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 and Master Deed, Declarant hereby makes certain adjustments in the percentages of ownership in the common elements as set forth on Revised Exhibit A to the Declaration and Master Deed as attached to this Amendment.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to Declaration of Condominium Project for Blankenbaker Centre II Office Park Condominiums to be executed on this 27th day of August, 2018.

PINNACLE PROPERTIES OF LOUISVILLE, LLC
A Kentucky limited liability company



John J. Miranda, Manager

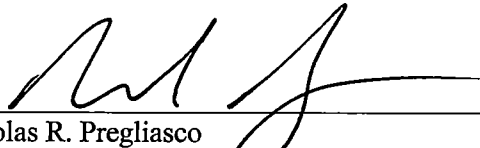
STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 22 day of August, 2018, 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: October 27, 2020


Notary Public, State-at-Large, Kentucky

THIS INSTRUMENT PREPARED BY:



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BLANKENBAKER CENTRE II OFFICE PARK
REVISED EXHIBIT B

Percentage Intrest in Common Elements

<u>Building No.</u>	<u>Suite No</u>	<u>Area in Square Feet</u>	<u>Percentage Interest</u>
11820	101	2,541	9.95%
11820	201	2,541	9.95%
11822	101	2,553	10.00%
11822	201	2,561	10.03%
11824	101	2,556	10.01%
11824	201	2,558	10.02%
11826	101	2,555	10.01%
11826	201	2,557	10.02%
11828	101	2,550	9.99%
11828	201	2,555	10.01%
	Totals	25,527	100.00%