

SEVENTH AMENDMENT TO
MASTER DEED AND DECLARATION OF
CONDOMINIUM PROPERTY REGIME
FOR
THE GARDENS OF EASTERN PARKWAY, A CONDOMINIUM

THIS SEVENTH AMENDMENT TO MASTER DEED AND DECLARATION OF CONDOMINIUM PROPERTY REGIME for THE GARDENS OF EASTERN PARKWAY, A CONDOMINIUM, is made by COLSTON CORPORATION.

1. DEFINITIONS As used in this document, the following terms shall have the meaning shown:

1.1 "Developer" means Colston Corporation, a Kentucky corporation, the office of which is located at 41 Highwood Drive, Louisville, Kentucky, 40206.

1.2 "Master Deed" means the Master Deed and Declaration of Condominium Property Regime for The Gardens of Eastern Parkway, a Condominium Regime dated the 1st day of August, 1989, which Master Deed is recorded in Deed Book 5942, beginning at Page 103 in the County Clerk's Office of Jefferson County, Kentucky, and as amended by First Amendment thereto Dated September 10, 1990, of record in Deed Book 5992, Page 770, and as further amended by Second Amendment thereto dated October 15, 1990, recorded in Deed Book 6004, Page 538, and as further amended by Third Amendment dated the 19th day of November, 1990, recorded in Deed Book 6013, Page 867, and as further amended by Fourth Amendment thereto dated the 21st day of January, 1992, recorded in Deed Book 6139, Page 337, and as further amended by Fifth Amendment thereto dated the 4th day of February, 1992, recorded in Deed Book 6144, Page 209, and as further amended by Sixth Amendment thereto dated the 24th day of February, 1992, recorded in Deed Book 6150, Page 442, all in the office of the County Clerk aforesaid.

1.3 "Seventh Amendment" means this Seventh Amendment to the Master Deed.

1.4 "Regime" means the condominium regime known as The Gardens of Eastern Parkway, a Condominium, created by the Master Deed.

1.5 "Unit" means a unit in the Regime as Unit is defined in the Master Deed.

1.6 "Unit Owner" means the person(s), firm(s), corporation(s), partnership(s), association(s), trustee, or other legal entity holding a recorded Deed or other instrument conveying title to a Unit. Unit Owner has the further meaning as defined in the Master Deed.

2. PURPOSE OF SEVENTH AMENDMENT

2.1 Section 5 of the Master Deed provides for the expansion of the Regime in Phases. It is now the desire and intent of the Developer to expand the Regime by adding Phase 6 to the Regime, with Buildings "F" and "G" constructed on Phase 6.

3. PROVISIONS EFFECTING EXPANSION OF REGIME

3.1 The land comprising Phase 6 of the Regime is described as shown on plat attached hereto as Exhibit "A" and made part hereof. Said land is hereby added to the Regime as Phase 6. The land comprising Phase 6 is part of the property acquired by Developer by a deed dated the 1st day of June, 1989, of record in Deed Book 5882, Page 459, in the County Clerk's Office aforesaid.

3.2 The buildings known as Building "F" and Building "G", located on Phase 6, are described on Exhibit "A".

3.3 The layout, location, unit numbers and dimensions of the Units which are constructed in Building "F" and Building "G" on Phase 6 are more fully described on the Floor Plans filed simultaneously herewith and recorded in Apartment (Condominium) Ownership Book 47, Pages 11 through 16 in the County Clerk's Office aforesaid, and bearing said Clerk's file Number 691.

3.4 The total area of the land in Phase 6 is 1.052 acres. The total area of land in Phase 6 covered by Building "F" and Building "G" is 19,400 square feet.

3.5 Exhibit "B", attached hereto and made part hereof, sets forth the reallocation of the percentages of general common element ownership as a result of the expansion of the Regime adding Phase 6 as effected by this Amendment.

4. AUTHORITY FOR THIS SEVENTH AMENDMENT

4.1 This Seventh Amendment is authorized pursuant to Section 5 ("Expansion of Regime") of the Master Deed and other relevant provisions of the Master Deed.

5. CONTINUATION OF MASTER DEED AS AMENDED HEREBY

5.1 The provisions of the Master Deed as amended hereby remain in full force and effect, and apply to Phase 6 in a manner consistent with this Seventh Amendment.

6. BINDING EFFECT

6.1 The provisions of this Seventh Amendment are binding upon each Unit Owner and their successors and assigns and also upon the successors and assigns of the Developer.

6.2 The Developer executes this Seventh Amendment on its own behalf and on behalf of all Unit Owners as their attorney-in-fact and pursuant to the powers contained in and granted by the Master Deed.

Dated this 9th day of February, 1993.

COLSTON CORPORATION

BY: Notice Colston, Jr.
Notice Colston, Jr., President

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to, and acknowledged before me by Notice Colston, Jr., President of Colston Corporation, a Kentucky corporation, on behalf of the corporation, this 9th day of February, 1993.

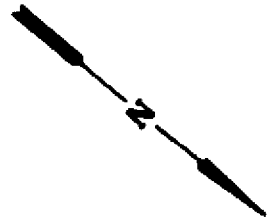
My commission expires: Aug 19, 1995

Ramona J. Gray
NOTARY PUBLIC
STATE-AT-LARGE, KY

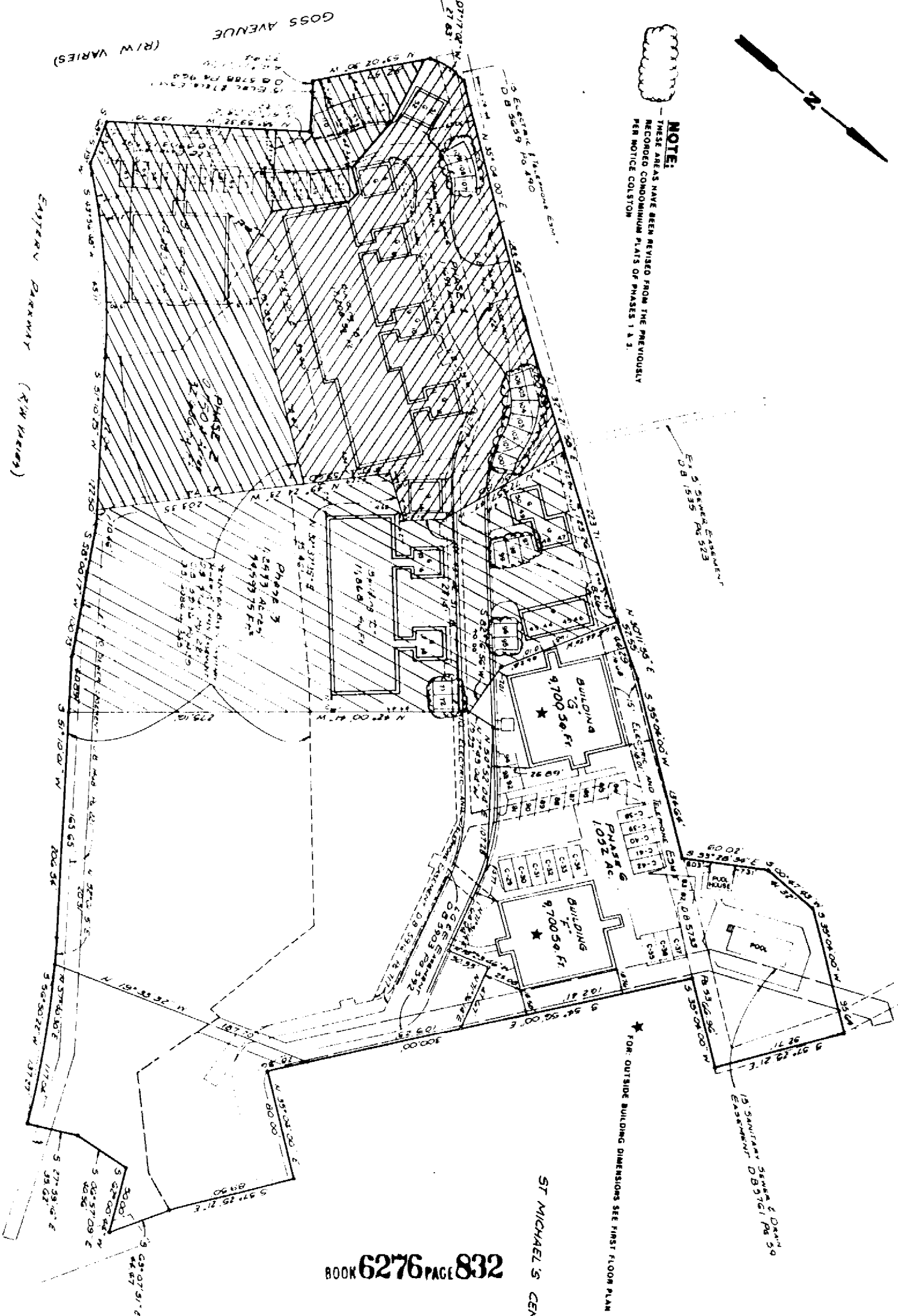
Prepared by: BOROWITZ & GOLDSMITH

BY: [Signature]
MORRIS B. BOROWITZ
1825 Meidinger Tower
Louisville, Kentucky 40202
(502)584-7371

1327E:2/8/93



NOTE:
THESE AREAS HAVE BEEN REVISED FROM THE PREVIOUSLY RECORDED CONDOMINIUM PLATS OF PHASES 1 & 2 PER NOTICE COLSTON



ST MICHAEL'S CEMETARY

EXHIBIT "A"

The Gardens at Eastern Parkway

Unit Number	Square Feet	Percentage
Building "A" - Phase 2		
93	1013.70	1.900%
94	1015.38	1.903%
95	944.37	1.770%
96	948.43	1.778%
97	1012.27	1.897%
98	1014.62	1.902%
99	1018.39	1.909%
100	1015.36	1.903%
101	1015.35	1.903%
102	1016.74	1.906%
Building "B" - Phase 1		
103	1520.04	2.849%
104	1259.23	2.360%
105	1254.78	2.352%
106	1258.44	2.359%
107	1250.13	2.343%
108	1518.36	2.846%
203	1519.57	2.848%
204	1266.16	2.373%
205	1268.07	2.377%
206	1267.42	2.376%
207	1264.12	2.369%
208	1527.78	2.864%
Building "C" - Phase 3		
109	1515.89	2.841%
110	1258.72	2.359%
111	1257.78	2.358%
112	1515.72	2.841%
209	1529.80	2.867%
210	1267.72	2.376%
211	1266.51	2.374%
212	1525.62	2.860%
Building "F" - Phase 6		
121	958.36	1.796%
122	1020.07	1.912%
123	956.45	1.793%
124	1021.66	1.915%
221	1016.83	1.906%
222	1020.40	1.913%
223	1015.84	1.904%
224	1022.80	1.917%

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Building "G" - Phase 6

125	953.11	1.786%
126	954.33	1.789%
127	1015.02	1.902%
128	1016.51	1.905%
225	1012.36	1.898%
226	1012.02	1.897%
227	1014.51	1.902%
228	1015.27	1.903%

Totals 53352.01 100.000%

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CONDOMINIUM

OR

APT. OWNERSHIP

BOOK 47 PAGE 11-16

FILE NO. 6276

16689

Document No: 1993016689

Lodged By: Borowitz

Recorded On: Feb 10, 1993 03:52:33 P.M.

Total Fees: \$75.00

Transfer Tax: \$0.00

County Clerk: Rebecca Jackson

Deputy Clerk: FRANKIE

LIVE DOCUMENT

van