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**EIGHTH AMENDMENT TO THE MASTER DEED AND DECLARATION OF CONDOMINIUM
PROPERTY REGIME ESTABLISHING THE GARDENS OF FERN CREEK**

This Eighth Amendment (the "Amendment") to the Master Deed and Declaration of Condominium Property Regime Establishing the Gardens of Fern Creek is made at the direction of Gardens of Fern Creek Association, Inc. ("Association"), a Kentucky non-profit, non-stock corporation, whose mailing address for all purposes related to this Amendment is McClain DeWees, PLLC, 6008 Brownsboro Park Boulevard, Suite H, Louisville, Kentucky 40207, as an amendment to the Master Deed and Declaration of Condominium Property Regime Establishing the Gardens of Fern Creek (the "Master Deed"), of record in the **Deed Book 7591, Page 272**; as amended by that First Amendment to the Master Deed, of record in **Deed Book 7708, Page 901**; as amended by that Second Amendment to the Master Deed, of record in **Deed Book 7712, Page 229**; as amended by that Third Amendment to the Master Deed, of record in **Deed Book 7851, Page 328**; as amended by that Fourth Amendment to the Master Deed, of record in **Deed Book 7991, Page 907**; as amended by that Fifth Amendment to the Master Deed, of record in **Deed Book 7999, Page 760**; as amended by that Sixth Amendment to the Master Deed, of record in **Deed Book 8075, Page 974**; as amended by that Seventh Amendment to the Master Deed, of record in **Deed Book 8243, Page 906**, all filed in the Office of Clerk of Jefferson County, Kentucky.

WITNESSETH

WHEREAS, the Association believes the Master Deed, as amended, needs to be amended and this Eighth Amendment is necessary and desirable to change certain aspects of the Master Deed;

WHEREAS, the Association, at a duly called meeting of the Association, having published notice of the full text of the proposed amendment, having obtained board approval of the

amendment, having approval of greater than 50% of the owners' interest in the common elements, these owners having been acknowledged and having signed this Amendment, their signatures below as **Exhibit 1**, needing the permission of no mortgagees, there being none of record, and having complied with the provisions of Article XIII of the Master Deed and all other provisions of the Master Deed:

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, the Association hereby declares that the Master Deed is hereby amended as follows and that all such property shall be owned, held, used, leased, conveyed, and occupied subject to the restrictions and conditions set forth in this Amendment as if these restrictions and conditions were included in and made a part of the Master Deed:

1. Article X, Sec. A is stricken and a new Sec. A is adopted, which reads as follows:

“Effective upon the recording of this amendment, and notwithstanding any other provision contained in the Master Deed or the Bylaws to the contrary, no unit may be leased or rented and no unit may be occupied by a tenant, or other person who pays rent to the Unit Owner, unless (a) the Unit Owner held legal title to the unit and the Unit was being used for rental purposes on the date of the recording of this amendment or (b) the unit is leased to a member of the owner's immediate family (parents, grandparents, children, or grandchildren).

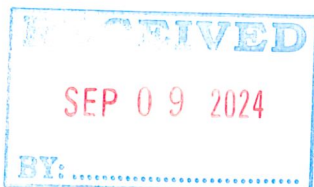
IN WITNESS WHEREOF, the Gardens of Fern Creek Association, Inc., has caused this Amendment to the Master Deed to be executed 15 day of August 2024.

GARDENS OF FERN CREEK ASSOCIATION, INC.

Melanie P. Stevenson
By:

GARDENS OF FERN CREEK ASSOCIATION, INC.

Erica Long
By:
Its: Secretary



COMMONWEALTH OF KENTUCKY

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SS

COUNTY OF JEFFERSON

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I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 15th day of August 2024, the foregoing instrument was subscribed and sworn to by Millie P. Stevenson, President of the Gardens of Fern Creek Association, Inc. and Erica Yahya, Secretary of the Gardens of Fern Creek Association, Inc., for and on behalf of the Gardens of Fern Creek Association, Inc.



[Signature]
NOTARY PUBLIC

My Commission Expires: 3.5.2026

This document prepared by

[Signature]

Robert W. DeWees III, Esq.
McCLAIN DEWEES, PLLC
6008 Brownsboro Park Boulevard, Suite H
Louisville, Kentucky 40207
Tel: 502.749.2388