



**Bobbie Holsclaw**  
Jefferson County Clerk's Office

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**INST # 2019214739**

**BATCH # 197496**

**JEFFERSON CO, KY FEE \$19.00**

PRESENTED ON: 09-16-2019 9 12:50:14 PM

LODGED BY: BORNSTEIN & BORNSTEIN

RECORDED: 09-16-2019 12:50:14 PM

BOBBIE HOLSCRAW

CLERK

BY: EVELYN MAYES

RECORDING CLERK

**BK: D 11506**

**PG: 9-14**

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CND

FIRST AMENDMENT TO MASTER DEED  
ESTABLISHING THE HARBISON CONDOMINIUMS

This First Amendment to Master Deed that established The Harbison Condominiums (this "Amendment") is made at the direction of and caused to be recorded by Harbison Condominiums Association, Inc. (Council), a Kentucky non-stock, non-profit corporation (hereinafter referred to as the "Declarant"), having an office at 711 West Main Street, Louisville, Kentucky 40202, as a supplement to the Master Deed establishing The Harbison Condominiums dated 12/30/92.

WITNESSETH:

WHEREAS, Declarant The Harbison Condominiums Association, Inc., was established by Declaration of Horizontal Property Regime and Master Deed Establishing The Harbison Condominiums dated December 30, 1992 of record in Deed Book 6262, Page 315, in the Office of the County Clerk of Jefferson County, Kentucky (the Master Deed).

WHEREAS, this First Amendment is being filed to consolidate Condominiums Units Q & R to The Harbison Condominiums pursuant to Article XIII of the Master Deed.

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, the Declarant hereby amends the Master Deed to consolidate Units Q & R to be designated as Unit QQ and to properly reflect the Percentage Interest in Common Elements as reflected on REVISED EXHIBIT B attached hereto and incorporated herein and further declares that the real property ("Property"), more fully described on Exhibit A attached to the Master Deed, 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. Article I, Section III shall be amended to state as follows:

(M) "Plans" means the floor plans of the building and as built survey of the land showing the layout, locations, letters and dimensions of the Units prepared by H. E. Rudy Consultants recorded in Plat Book 46 Pages 40-48 in the Office of the Jefferson County Clerk aforesaid as Amended by revised Plans for the Condominium building and the First Amended Master Deed dated September 9<sup>th</sup>, 2019 recorded simultaneously in Deed 11506 Page 9 and Amended Plans recorded in Plat Book 138, Pages 14 through 17 in the Office of the Clerk aforesaid.

2. Article II, Section (A) shall be amended to state as follows:

ARTICLE II (A) OF THE MASTER DEED SHALL BE AMENDED TO STATE AS FOLLOWS:

Units

(A) Number, location, designation, and plans for units

There shall be 19 residential units and one commercial unit within the condominium project. For purposes of identification, each unit has been assigned a letter and designated as Unit A through H, Unit J through N and Unit P through U or a double letter to designate Units AA and Unit QQ. The square footage for each unit and its respective percentage interest in the general common elements are set forth on attached amended revised Exhibit B. The Plans set forth the layout, location within the building, unit letter designation, and dimensions of each unit.

Pursuant to Article XIII of the Master Deed, the Co-Owners and Directors hereby make certain adjustments in the percentages of ownership in the common elements as set forth on Revised Exhibit B attached to First Amendment this Master Deed.

The undersigned verify and certify that the requirements of Article XIII (3) of the Master Deed have been satisfied.

All other provisions of the Master Deed remain in full force and effect.

WITNESS the signatures of the Declarant and Director to this First Amendment to the Master Deed that established The Harbison Condominiums effective this 9 day of September, 2019.

DECLARANT:

The Harbison Condominiums Association, Inc. (Council)

By: Don W. Rogers  
Title: President

Director of Board of Directors

By: Darren W M Kianon  
Title: Director

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

The foregoing First Amendment to Master Deed was sworn to and subscribed before me, a Notary Public in and for said County and State this 9 day of September, 2019 by

Don W. Rodgers, President of The Harbison Condominiums Association, Inc., and Darren McKinnon, Director of the Board of The Harbison Condominiums Association, Inc., personally appeared before me and who are personally known to me, and who executed the foregoing First Amended Master Deed in their capacity as President and Director of The Harbison Condominiums Association, Inc. (Council), a Kentucky non-profit corporation, and acknowledged that they executed and delivered the foregoing instrument as their free and voluntary act and deed, and as the free and voluntary act and deed of The Harbison Condominiums Association, Inc.

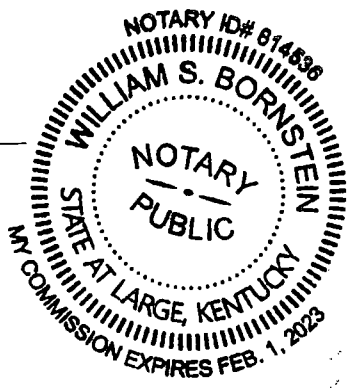
In witness whereof I have hereunto set my hand and official seal this 9<sup>th</sup> of September, 2019.

My Commission Expires: 2/1/2023

[Signature]  
Notary Public, State at Large, Kentucky

This Instrument Prepared By:  
Bornstein Oppenheimer, PLLC  
3339 Taylorsville Road  
Louisville, Kentucky 40205

By: [Signature]  
William S. Bornstein



**EXHIBIT A**

**BEGINNING** on the North side of Main Street 53 feet West of Seventh Street; thence West along the North side of Main Street 94 feet; thence Northwardly, parallel with Seventh Street 132 feet; thence Eastwardly, parallel with Main Street 21 feet; thence Southwardly parallel with Seventh Street 27 feet; thence Eastwardly, parallel with Main Street 73 feet; thence Southwardly and parallel with Seventh Street 105 feet to the point of beginning.

**EXCEPTING** therefrom that portion of the above described property conveyed by Deed dated April 25, 1980, and recorded in Deed Book 5162, Page 965, and by Deed of Correction dated April 29, 1980, recorded in Deed Book 5163, Page 812, in the office of the Clerk aforesaid.

Being the same property conveyed to Harbison Parntership, a Kentucky limited partnership by deed dated May 24, 1985 of record in Deed Book 5501, Page 440 in the Jefferson County Clerk's office.

EXHIBIT "B"

HARBISON CONDOMINIUM PERCENTAGE OF OWNERSHIP  
 Net Square Footage=34,693.14

UNIT	SQ. FT.	PERCENTAGE
AA	10,065.71	29.01%
A	568.00	1.64%
B	664.71	1.92%
C	1,056.05	3.04%
D	1,087.53	3.13%
E	1,206.26	3.48%
F	941.19	2.71%
G	568.00	1.64%
H	664.71	1.92%
J	1,056.05	3.04%
K	1,087.53	3.13%
L	1,206.26	3.48%
M	941.19	2.71%
N	1,147.59	3.31%
P	1,174.69	3.39%
QQ	2,678.20	7.72%
S	1,311.20	3.78%
T	2,449.16	7.06%
U	2,497.23	7.20%
V	2,321.88	6.69%
TOTAL NET	34,693.14	100.00%

J. Craig Mount, P.E., P.L.S.  
 BTM Engineering, Inc.  
 3001 Taylor Springs Drive  
 Louisville, KY. 40220  
 Phone: (502) 459-8402  
 Direct: (502) 815-7551  
 Fax: (502) 459-8427

**Recorded in Condo Book**  
 No. 138 Page 14-17  
 Part No. 3135