

**TWELFTH AMENDMENT TO MASTER DEED OF  
LAKE VILLAGE AT LANDIS LAKES CONDOMINIUMS**

This Twelfth Amendment to Master Deed for Lake Village at Landis Lakes Condominiums ("Amendment") is made at the direction of and caused to be recorded by Michael R. Effinger, LLC, a Kentucky limited liability company (hereinafter referred to as the "Declarant"), having an office at 7018 Wooded Meadow Road, Louisville, KY 40241, as a supplement to the Master Deed establishing Lake Village at Landis Lakes Condominiums dated October 4, 2007.

**WITNESSETH:**

**WHEREAS**, Declarant has made and declared that certain Declaration of Horizontal Property Regime and Master Deed Establishing Lake Village at Landis Lakes Condominiums dated October 4, 2007, which is recorded in Deed Book 9117, Page 431, in the Office of the County Clerk of Jefferson County, Kentucky, as amended by First Amendment to Master Deed dated November 26, 2007, which is recorded in Deed Book 9142, Page 540 in the Office aforesaid; as amended by Second Amendment to Master Deed dated September 8, 2008, which is recorded in Deed Book 9285, Page 979 in the Office aforesaid; as amended by Third Amendment to Master Deed dated March 9, 2009, which is recorded in Deed Book 9360, Page 231 in the Office aforesaid; as amended by the Fourth Amendment to Master Deed dated April 15, 2009, which is recorded in Deed Book 9379, Page 576 in the Office aforesaid; as amended by the Fifth Amendment to Master Deed dated July 7, 2009 which is recorded in Deed Book 9422, Page 117 in the Office aforesaid; as amended by the Sixth Amendment to Master Deed dated August 26, 2009 which is recorded in Deed Book 9447, Page 899 in the Office aforesaid; as amended by the Seventh Amendment to Master Deed dated September 2, 2009 which is recorded in Deed Book

9451, Page 10 in the Office aforesaid; as amended by the Eighth Amendment to Master Deed dated June 8, 2010 which is recorded in Deed Book 9573, Page 486 in the Office aforesaid; as amended by the Ninth Amendment to Master Deed dated July 9, 2010 which is recorded in Deed Book 9586, Page 581 in the Office aforesaid; as amended by the Tenth Amendment to Master Deed dated October 1, 2010 which is recorded in Deed Book 9625, Page 484 in the Office aforesaid; as amended by the Eleventh Amendment to Master Deed dated August 8, 2011 which is recorded in Deed Book 9755, Page 796 in the Office aforesaid (the "Master Deed"); and

**WHEREAS**, this Amendment is necessary and desirable to add five (5) additional units to Lake Village at Landis Lakes Condominiums pursuant to Article XIII of the Master Deed;

**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 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 (M) shall be amended to read as follows:

(M) "Plans" mean the plans and specifications for the condominium project, including the floor plans for the buildings dated June 5, 2007, prepared by Mindel Scott & Associates, Inc., showing the layout, location, unit numbers and dimensions of the units, and recorded in Condominium Book 122, Pages 9 through 14, in the Office of the Clerk aforesaid; as amended by plans and specifications for the condominium project dated November 15, 2007, and recorded in Condominium Book 122, Pages 74 and 75 in the Office of the Clerk aforesaid; as amended by plans and specifications for the condominium project dated August 21, 2008 and recorded in Condominium Book 125, Pages 52 and 53 in the Office aforesaid; as amended by plans and specifications for the condominium project dated July 2, 2009 and recorded in Condominium Book 127, Pages 13 and 14, in the Office aforesaid; as amended by plans and specifications for the condominium project dated August 25, 2009 and recorded in Condominium Book 127, Pages 42 through 44, in the Office aforesaid; as amended by plans and specifications for the condominium project dated May 24, 2010 and recorded in Condominium Book 128, Pages 56 through 58, in the Office aforesaid; as amended by plans and specifications for the condominium project dated June 28, 2010 and recorded in Condominium Book 128, Page 76

through 78 in the Office aforesaid; as amended by plans and specifications for the condominium project dated September 21, 2010 and recorded in Condominium Book 129, Page 6 and 7 in the Office aforesaid; as amended by plans and specifications for the condominium project dated August 8, 2011 and recorded in Condominium Book 129 Pages 67 through 68 in the Office aforesaid; as amended by plans and specifications for the condominium project dated March 16, 2012 and May 10, 2012 both filed simultaneously with the recording of this Amendment, and recorded in Condominium Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, in the Office aforesaid.

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

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


Subject to the provisions of Article XIII herein, there shall be up to forty-eight (48) Units within the condominium project. Thirty-eight (38) of these Units have been built, and for purposes of identification, each unit has been assigned a number as indicated on Revised Exhibit B attached hereto and made a part hereof. No unit bears the same identification number as any other unit. The plans set forth the layout, location within the applicable building, unit number designation, and dimensions of each unit.

3. Article XIII of the Master Deed shall be amended to reflect that Lake Village at Landis Lakes Condominiums as built now consists of Thirty-eight (38) Units in the buildings constructed to date, and may consist of additional units contained in additional buildings which may be constructed (not to exceed ten (10) additional Units).

4. Pursuant to Article XIII of the Master Deed, Declarant hereby makes certain adjustments in the percentages of ownership in the common elements as set forth on Revised Exhibit B to the Master Deed as attached to this Amendment.

**IN WITNESS WHEREOF**, the Declarant has caused this Twelfth Amendment to the Declaration of Horizontal Property Regime and Master Deed Establishing Lake Village at Landis Lakes Condominiums to be executed on this 21<sup>st</sup> day of May, 2012.

**MICHAEL R. EFFINGER, LLC**  
a Kentucky limited liability company

  
\_\_\_\_\_  
Michael R. Effinger, Manager/Member

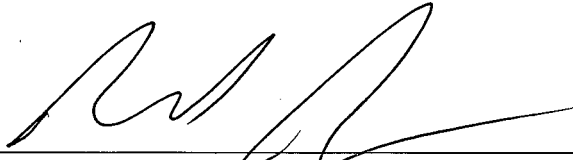
COMMONWEALTH OF KENTUCKY )  
 )  
JEFFERSON COUNTY ) SS.

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 2012, by Michael R. Effinger, as Manager/Member of Michael R. Effinger, LLC, a Kentucky limited liability company, on behalf of the company.

My Commission expires: 3/22/16

  
Notary Public, State-at-Large, Kentucky

**THIS INSTRUMENT PREPARED BY:**

  
**BARDENWERPER, TALBOTT & ROBERTS, PLLC**  
1000 N. Hurstbourne Pkwy. 2<sup>nd</sup> Floor  
Louisville, Kentucky 40223  
(502) 426-6688

**LAKE VILLAGE AT LANDIS LAKES CONDOMINIUMS****Revised Exhibit B****Percentage in Interest of Each Unit in Common Elements**

<u>Phase</u>	<u>Building No.</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage</u>
1	1	1A	1,589	2.25%
1	1	1B	1,496	2.12%
1	13	13A	1,362	1.93%
1	13	13B	1,657	2.34%
2	2	2A	2,919	4.13%
2	2	2B	1,614	2.28%
2	2	2C	1,546	2.19%
2	3	3A	1,663	2.35%
2	3	3B	1,665	2.36%
2	3	3C	1,642	2.32%
3	4	4A	3,271	4.63%
3	4	4B	1,627	2.30%
3	4	4C	1,632	2.31%
3	5	5A	1,603	2.27%
3	5	5B	1,603	2.27%
3	5	5C	2,647	3.75%
4	10	10A	1,668	2.36%
4	10	10B	1,668	2.36%
4	10	10C	1,670	2.36%
5	18	18A	3,192	4.52%
5	18	18B	3,204	4.53%
6	6	6A	1,511	2.14%
6	6	6B	1,629	2.31%
6	6	6C	1,630	2.31%
6	7	7A	3,288	4.65%
6	7	7B	3,149	4.46%
7	8	8A	1,603	2.27%
7	8	8B	1,488	2.11%
7	16	16A	1,643	2.32%
7	16	16B	1,640	2.32%
7	17	17A	1,629	2.31%
7	17	17B	1,508	2.13%
8	14	14A	1,349	1.91%
8	14	14B	1,460	2.07%
8	14	14C	1,444	2.04%
8	15	15A	1,626	2.30%
8	15	15B	1,623	2.30%
8	15	15C	1,510	2.14%
	<b>TOTAL</b>		<b>70,668.00</b>	<b>100.00%</b>

**Recorded In Condo Book**No. 130 Page 1-4Part No. 2857

Document No.: DN2012072173

Lodged By: BARDENWERPER

Recorded On: 05/21/2012 02:15:31

Total Fees: 19.00

Transfer Tax: .00

County Clerk: BOBBIE HOLSCLOW-JEFF CO KY

Deputy Clerk: TERNIG

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