

DECLARATION OF ANNEXATION
OF SECTION 3 AND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SPRING FARM LAKE SUBDIVISION – SECTION 2

SPRING FARM LAKE SUBDIVISION - SECTION 3
JEFFERSON COUNTY, KENTUCKY

THIS DECLARATION OF ANNEXATION OF SPRING FARM LAKE SUBDIVISION - SECTION 3, AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRING FARM LAKE SUBDIVISION – SECTION 2 (“**Declaration**”) is made, imposed and declared as of September ~~30~~, 2015, by SPRING FARM LAKE LLC, a Kentucky manager managed limited liability company, with an address of 8607 Smyrna Parkway, Suite 106, Louisville, KY 40228-3304 (“**Declarant**”).

WITNESSETH:

WHEREAS, Declarant developed Section 2 (“**Section 2**”) of the SPRING FARM LAKE Subdivision (the “**Subdivision**”), as shown on plat of same of record in Plat and Subdivision Book 54, Page 89, in the office of the Clerk of Jefferson County, Kentucky.

WHEREAS, on December 8, 2014, Declarant imposed and declared upon Section 2, and made Section 2 subject to, that certain Declaration of Covenants, Conditions and Restrictions of record in Deed Book 10336, Page 125, in the aforesaid Clerk’s Office, as amended with respect to Lot 18 on February 5, 2015, by an Amendment of record in Deed Book 10361, Page 624, in the aforesaid Clerk’s Office (as amended, the “**Subdivision Declaration**”).

WHEREAS, Section 2.2(a) of the Subdivision Declaration authorizes future Sections of the Development to be made subject to the Subdivision Declaration by a statement to such effect by Declarant on the subdivision plat for such additional Section which is filed in the aforesaid Clerk’s Office and/or by filing a declaration to such effect in the aforesaid Clerk’s Office.

WHEREAS, Section 2.2(b) of the Subdivision Declaration provides, in part:

Additional real property, whether owned by Declarant or others . . . may be hereafter annexed to the Subdivision by Declarant in its sole discretion and made subject to this Declaration All such additions to the Subdivision shall be made by filing a Declaration of Annexation in the aforesaid Clerk's Office with respect to such additional real property, which shall declare the annexation and addition of such real property to the Subdivision and shall extend the scheme of this Declaration on . . . such annexed real property. Upon the filing of any such Declaration of Annexation, the term "Property" as used in this Declaration shall be automatically deemed modified to include and be a reference to such additional real property, unless otherwise specified therein.

WHEREAS, Spring Farm Lake LLC is the owner and developer of SPRING FARM LAKE Subdivision - Section 3 ("**Section 3**"), more particularly described as follows:

BEING Lots 28-34 as shown on Record Plat of SPRING FARM LAKE Subdivision - Section 3, prepared by DAVID WINKLER, PLS #3492, Land Design & Development, Inc., dated 10.30.2015, 2015, and approved by the Louisville Metro Planning Commission on 10.29.2015, 2015, Docket # 12238, the original of which is shown on the Plat of record in Plat and Subdivision Book 55, Page 21, in the Office of the Clerk of Jefferson County, Kentucky.

BEING a part of the same property acquired by Declarant by Deed dated Dec 8, 2014, and recorded on Dec 8 2014, in Deed Book 10336, Page 125, in the Office of the Clerk of Jefferson County, Kentucky.

WHEREAS, Declarant desires to subject Section 3 to the Subdivision Declaration.

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, Declarant hereby declares as follows:

1. Declarant annexes and adds Section 3 to the Subdivision and makes Section 3 subject to the Subdivision Declaration for Section 2. The scheme of the Subdivision Declaration shall extend to Section 3, and Section 3 shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions of the Subdivision Declaration as if such conditions and restrictions were included in and made a part hereof.

2. Declarant hereby declares, ratifies and affirms that Section 2 has been and continues to be subject to the Subdivision Declaration. As modified, the term "Property" in the Subdivision Declaration includes and refers to Section 2 and Section 3.

3. In all other respects, the Subdivision Declaration, as amended by the annexation and addition of Section 3, is hereby ratified and affirmed.

IN WITNESS WHEREOF, the undersigned has duly executed this Declaration of Annexation as of the date set forth above.

SPRING FARM LAKE LLC
a Kentucky limited liability company

By: Michael N. Jones *ADM*
Michael N. Jones, Assistant Manager

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this September __, 2015, by Michael N. Jones, assistant manager of Spring Farm Lake LLC, on behalf of such company.

My commission expires: March 8, 2017

MY COMMISSION EXPIRES MARCH 8, 2017
NOTARY NO. 306192

Robert D. Phillip
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY

THIS INSTRUMENT PREPARED BY:

Bob Thieman by Mike Jones

Robert E. Thieman
Thieman Law Firm, PLLC
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Recorded in Plat Book
No. 55 Page 21
Part No. _____

Document No.: 0K2015146038
Lodged By: SPRING FARM LAKE LLC
Recorded On: 10/30/2015 02:09:07
Total Fees: 13.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLAW-JEFF CO KY
Deputy Clerk: TERHIG

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