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FIRST

AMENDMENT TO MASTER DEED

FOR

VALENCIA AT SPRINGHURST

THIS DECLARATION made and entered into this ______ day of _______

October _____, 2004, by Stephen T. Cox Builder, Inc., a Kentucky corporation, hereinafter referred to as "Developer".

WITNESSETH;

WHEREAS, the Developer submitted certain property to the condominium form of ownership and use by Master Deed dated March 23, 2004, of record in Deed Book 8432, Page 524, in the office of the County Clerk of Jefferson County, Kentucky; and

WHEREAS, the Developer now desires to submit the first eight (8) residential units of said property to the Horizontal Property Regime known as Valencia At Springhurst and to record an amended plat or floor plan (amended plans) containing the dimensions and description of same;

NOW, THEREFORE, pursuant to the power retained in the aforementioned Master Deed, the Developer does hereby amend the aforementioned Master Deed to declare, establish and submit the first eight (8) residential units shown on the attached Exhibit A to the condominium regime created therein as shown on the original Plans previously recorded in Apartment Ownership Book 49, Pages 86, in the office of the Clerk aforesaid, and as amended by the amended plans recorded in Apartment Ownership Book 104, Pages 55 through

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59, all of which are hereby incorporated by reference herein and made a part hereof.

The percentage of ownership of each unit in Valencia At Springhurst is hereby amended as shown on the attached Exhibit A which is incorporated herein by this reference.

IN TESTIMONY WHEREOF, witness the signature of the Developer, the day and year first above written.

Landis Lakes Patio Homes, LLC

COMMONWEALTH OF KENTUCKY)) ss. COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 15 day of October, 2004, by Stephen T. Cox as member of Landis Lakes Patio Homes, LLC, on behalf of said limited liability company.

My commission expires: 6-34-200

This instrument prepared by:

Harold W. Thomas'

THOMAS, DODSON & WOLFORD

9200 Shelbyville Road, Suite 611

Louisville, Kentucky 40222

(502) 426-1700

Document Ho.: DN2004181563 Lodged By: THUMAS & DUDSON Recorded On: 10/19/2004

Total Fees:

Transfer Tax: County Clerk: BOBBIE HOLSCLAW-JEFF CO KY

Deputy Clerk: SHESCH

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Mindel, Scott & Associates, Inc.

Planning . Engineering . Surveying . Landscape Architecture

Utility Consulting . Property Management

MASTER DEED AND DECLARATION OF **CONDOMINIUM PROPERTY REGIME** OF

VALENCIA AT SPRINGHURST

Estimated percentage of common interest schedule September 23, 2003

Unit Designation		Square Footage		<u>Estimated</u> Percentage
Unit 3821	(Building 1)	2607	(as built)	11.05%
Unit 3823	(Building 1)	2814	(as built)	11.93%
Unit 3817	(Building 2)	3043	(as built)	12.90%
Unit 3819	(Building 2)	2604	(as built)	11.04%
Unit 3813	(Building 3)	2578	(as built)	10.93%
Unit 3815	(Building 3)	4610	(as built)	19.55%
Unit 3809	(Building 4)	2539	(as built)	10.77%
Unit 3811	(Building 4)	2789	(as built)	11.83%
		23584		100.00%

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