

**TWENTY-THIRD AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
OF SPRINGMEADOWS**

This **Twenty-Third** Amendment is made and entered into as of NOVEMBER 4, 2004, by MICHAEL A. YOUNG, INC., a Kentucky Corporation, 9310 New LaGrange Road, Louisville, KY 40242. ("Developer")

**RECITALS**

A. Developer placed to record a Master Deed and Declaration of Condominium Property Regime of Springmeadows Condominiums, dated May 22, 2001, of record in Deed Book 7651, Page 663 and First Amended in Deed Book 7717, Page 453; Second Amendment in Deed Book 7742, Page 78 and re-recorded in Deed Book 7747, Page 158; Third Amendment recorded in Deed Book 7784, Page 48; Fourth Amendment recorded in Deed Book 7796, Page 181; Fifth Amendment recorded in Deed Book 7823, Page 703; Sixth Amendment in Deed Book 7863, Page 128 ; Seventh Amendment in Deed Book 7885, Page 980; Eighth Amendment in Deed Book 7926, Page 539; Ninth Amendment in Deed Book 7992, Page 824; Tenth Amendment in Deed Book 08034, Page 0567; Eleventh Amendment in Deed Book 08049, Page 0156; Twelfth Amendment in Deed Book 8072, Page 510; Thirteenth Amendment in Deed Book 8127, Page 296; Fourteenth Amendment in Deed Book 8162, Page 733; Fifteenth Amendment in Deed Book 08189, Page 0497; Sixteenth Amendment in Deed Book 8235, Page 918; Seventeenth Amendment in Deed Book 08288, Page 0071; Eighteenth Amendment in Deed Book 08288, Page 0077; Nineteenth Amendment in Deed Book 8324, Page 14, Twentieth Amendment in Deed Book 08362, Page 0630, Twenty-First Amendment in Deed Book 08399, Page 0298 and the Twenty-Second Amendment in Deed Book 08438, Page 0282, in the office of

the Clerk of Jefferson County Kentucky (the “**Declaration**”), which submitted to a horizontal [condominium] property regime (the “**Regime**”) certain real property described in the Declaration.

A. Pursuant to Section 2.4 of the Declaration, Developer reserved for itself and on behalf of any owners and mortgagees in the Regime the right to expand the Regime by creating additional units.

**NOW THEREFORE**, pursuant to its powers reserved in the Declaration, Developer hereby amends the Declaration and the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, Sixteenth, Seventeenth, Eighteenth, Nineteenth, Twentieth, Twenty-First and Twenty-Second to create certain additional Units as part of the Regime; as follows:

1. Simultaneously with the recording of this **Twenty-Third** Amendment there is filed in the office of the Clerk of Jefferson County, Kentucky, in Apartment Ownership Book \_\_\_\_\_, Pages \_\_\_\_\_ a set of floor plans showing the layout, location, Unit numbers and dimensions of the previous and additional Units and Limited Common Elements created by and submitted to the Regime by this **Twenty-Third** Amendment Stating, the name of the Regime; and bearing the verified statement of registered professional engineer certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the existing Units as built. Those floor plans, recorded as set forth above, supplement and amend the initial floor plans of the Regime recorded in Condominium or Apartment Ownership Book 82, Pages 7-9; Amended in Condominium or Apartment Ownership Book 83, Pages 36 & 37; Amended in Condominium or Apartment Ownership Book 84, Page 14 & 15; Amended in Condominium or

Apartment Ownership Book 85, Pages 17 & 18; Amended in Condominium or Apartment Ownership Book 85 , Pages 39 & 40; Amended in Condominium or Apartment Ownership Book 86, Pages 10 & 11; Amended in Condominium or Apartment Ownership Book 88, Pages 1-3; Amended in Condominium or Apartment Ownership Book 89, Pages 5 & 6; Amended in Condominium or Apartment Ownership Book 91, Pages 33-34; Amended in Condominium or Apartment Ownership Book 92, Pages 46-47; Amended in Condominium or Apartment Ownership Book 93, Pages 1-2; Amended in Condominium or Apartment Ownership Book 93, Pages 42-43, Amended in Condominium or Apartment Ownership Book 94, Pages 46-47, Amended in Condominium or Apartment Ownership Book 96, Pages 4-5, Amended in Condominium or Apartment Ownership Book 96, Pages 27, Amended in Condominium or Apartment Ownership Book 97, Pages 40-41, Amended in Condominium or Apartment Ownership Book 99, Pages 4-5, Amended in Condominium or Apartment Ownership Book 99, Pages 6-7, Amended in Condominium or Apartment Ownership Book 100, Pages 26-27, Amended in Condominium or Apartment Ownership Book 101, Pages 9-10, Amended in Condominium or Apartment Ownership Book 102, Pages 415 and Amended in Condominium or Apartment Ownership Book 102, Pages 78-80, in the office of the Clerk of Jefferson County, Kentucky.

2. The new units created by and submitted to the Regime by this **Twenty-Third** Amendment have appurtenant to each Unit that Unit's percentage of common interest in the Common Elements of the Regime, and Exhibit A to the Declaration and prior Amendments are hereby supplemented, amended and restated by **Exhibit A** to this **Twenty-Third** Amendment.

3. In all other respects, Developer ratifies and affirms all of the terms and provision of the original Declaration.

Witness the signature of Developer on the above date.

MICHAEL A. YOUNG, INC.

By: Michael A. Young Pres.  
Title: President

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 14th day of November, 2004, by Michael A. Young, as President of Michael A. Young, Inc., a Kentucky Corporation.

Judi L. Johnson  
NOTARY PUBLIC, STATE AT LARGE  
Kentucky

Notary Public, State at Large, KY  
My commission expires Mar. 18, 2008  
Commission expires: \_\_\_\_\_

Instrument Prepared by: Paul F. Vissman  
Paul F. Vissman  
KAREM & KAREM, ATTORNEYS  
Suite 312 Speed Bldg.  
333 Guthrie Green  
Louisville, KY 40202  
(502) 587-6659

## THE VILLAGE OF SPRINGMEADOWS CONDOMINIUMS

Unit No.	Unit Type	Location	Unit Floor Area in Square Feet			Percentage of Common of Interest
			1st Floor	Second Floor	Total	
1	2 Story	See Plan	1531.09	550.05	2081.14	1.20%
2	2 Story	See Plan	1533.11	545.78	2078.89	1.18%
3	2 Story	See Plan	1530.12	548.58	2078.70	1.13%
4	2 Story	See Plan	1531.38	556.98	2088.36	1.00%
87	2 Story	See Plan	1524.54	555.59	2080.13	1.00%
88	2 Story	See Plan	1533.81	554.75	2088.56	1.00%
89	2 Story	See Plan	1544.40	552.64	2097.04	1.15%
90	2 Story	See Plan	1547.60	557.37	2104.97	1.10%
75	2 Story	See Plan	1367.32	556.82	1924.14	1.10%
76	2 Story	See Plan	1533.11	545.78	2078.89	1.13%
77	2 Story	See Plan	1530.12	548.58	2078.70	1.13%
78	2 Story	See Plan	1531.38	556.96	2088.34	1.13%
57	2 Story	See Plan	1529.92	560.31	2090.23	1.13%
58	2 Story	See Plan	1521.00	555.23	2076.23	1.13%
59	2 Story	See Plan	1519.32	552.64	2071.96	1.13%
60	2 Story	See Plan	1550.92	546.48	2097.40	1.15%
5	2 Story	See Plan	1530.38	538.75	2069.13	1.10%
6	2 Story	See Plan	1518.35	545.25	2063.60	1.10%
7	2 Story	See Plan	1344.61	555.71	1900.32	1.15%
8	2 Story	See Plan	1545.34	558.69	2104.03	1.12%
49	3 Story	See Plan	1397.23	266.50	1663.73	1.17%
50	3 Story	See Plan	1394.84	266.50	1661.34	1.17%
9	2 Story	See Plan	1492.70	541.21	2033.91	1.17%
10	2 Story	See Plan	1326.84	542.99	1869.83	1.18%
11	2 Story	See Plan	1331.10	562.56	1893.66	1.18%
12	2 Story	See Plan	1502.49	540.86	2043.35	1.18%
53	2 Story	See Plan	1525.50	548.78	2074.28	1.20%
54	2 Story	See Plan	1527.06	551.66	2078.72	1.20%
55	2 Story	See Plan	1530.16	554.84	2085.00	1.20%
56	2 Story	See Plan	1526.75	549.40	2076.15	1.22%
61	2 Story	See Plan	1408.04	549.40	1957.44	1.14%
62	2 Story	See Plan	1353.13	554.84	1907.97	1.14%
63	2 Story	See Plan	1527.06	551.66	2078.72	1.18%
64	2 Story	See Plan	1525.50	548.78	2074.28	1.15%
79	2 Story	See Plan	1533.56	553.36	2086.92	1.15%
80	2 Story	See Plan	1355.31	551.85	1907.16	1.16%
81	2 Story	See Plan	1535.75	551.22	2086.97	1.15%
82	2 Story	See Plan	1530.65	552.33	2082.98	1.15%
13	2 Story	See Plan	1572.85	556.96	2129.81	1.15%
14	2 Story	See Plan	1415.92	555.63	1971.55	1.15%
15	2 Story	See Plan	1345.30	547.63	1892.83	1.15%
16	2 Story	See Plan	1531.6	556.70	2088.30	1.13%
17	2 Story	See Plan	1539.99	552.19	2092.18	1.13%
18	2 Story	See Plan	1410.38	558.97	1969.35	1.10%
19	2 Story	See Plan	1540.96	559.19	2100.15	1.10%
20	2 Story	See Plan	1362.13	557.65	1919.78	1.10%
47	2 Story	See Plan	1475.76	310.14	1785.90	1.00%
48	2 Story	See Plan	1476.47	310.14	1786.61	1.10%
83	2 Story	See Plan	1523.1	552.34	2075.44	1.00%
84	2 Story	See Plan	1522.33	549.33	2071.66	1.10%
85	2 Story	See Plan	1340.14	548.28	1888.42	1.10%
86	2 Story	See Plan	1533.28	555.72	2089.00	1.10%
69	2 Story	See Plan	1526.04	549.40	2075.44	1.10%
70	2 Story	See Plan	1530.13	554.84	2084.97	1.10%
71	2 Story	See Plan	1566.39	561.35	2127.74	1.10%
72	2 Story	See Plan	1525.50	548.78	2074.28	1.10%
65	2 Story	See Plan	1362.58	545.25	1907.83	1.10%
66	2 Story	See Plan	1537.06	545.38	2082.44	1.10%

67	2 Story	See Plan	1364.95	551.23	1916.18	1.10%
68	2 Story	See Plan	1536.08	546.60	2082.68	1.10%
51	2 Story	See Plan	1709.33	263.20	1972.53	1.10%
52	2 Story	See Plan	1718.74	268.33	1987.07	1.10%
21	2 Story	See Plan	1564.97	548.78	2113.75	1.10%
22	2 Story	See Plan	1570.64	551.99	2122.63	1.10%
23	2 Story	See Plan	1530.43	551.96	2082.39	1.10%
24	2 Story	See Plan	1530.67	549.40	2080.07	1.10%
29	2 Story	See Plan	1352.54	551.96	1904.50	1.10%
30	2 Story	See Plan	1348.99	549.40	1898.39	1.10%
31	2 Story	See Plan	1350.04	551.99	1902.03	1.10%
32	2 Story	See Plan	1525.29	548.81	2074.10	1.05%
45	2 Story	See Plan	1721.38	310.13	2031.51	1.05%
46	2 Story	See Plan	1473.36	310.14	1783.50	1.03%
35	2 Story	See Plan	1582.20	566.47	2148.67	1.10%
36	2 Story	See Plan	1528.15	555.27	2083.42	1.10%
37	2 Story	See Plan	1531.23	556.20	2087.43	1.10%
38	2 Story	See Plan	1348.26	547.06	1895.32	1.10%
73	3 Story	See Plan	1752.82	311.59	2064.41	1.08%
74	3 Story	See Plan	1478.57	310.05	1788.62	1.08%
25	2 Story	See Plan	1351.31	545.13	1896.44	1.08%
26	2 Story	See Plan	1524.20	552.71	2076.91	1.08%
27	2 Story	See Plan	1527.46	549.75	2077.21	1.08%
28	2 Story	See Plan	1523.78	548.49	2072.27	1.08%
43	2 Story	See Plan	1744.21	312.44	2056.65	1.08%
44	2 Story	See Plan	1742.04	310.98	2053.02	1.08%
33	2 Story	See Plan	1751.33	313.89	2065.22	1.07%
34	2 Story	See Plan	1744.65	311.44	2056.09	1.07%
41	2 Story	See Plan	1727.29	310.31	2037.60	1.07%
42	2 Story	See Plan	1774.94	311.22	2086.16	1.07%
39	3 Story	See Plan	1691.64	310.54	2002.18	1.05%
40	3 Story	See Plan	1742.76	312.11	2054.87	1.05%
			<b>Total</b>		<b>\$173,647.84</b>	<b>100.00%</b>

**Recorded in Condo Book**

No. 105 Page 33-34

Part No. 1905

Document No.: DN2004191411  
 Lodged By: KAREN & KAREN  
 Recorded On: 11/04/2004 03:33:46  
 Total Fees: 18.00  
 Transfer Tax: .00  
 County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
 Deputy Clerk: DONREI

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