



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2024052634

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BOBBIE HOLSCRAW

CLERK

BY: ROXANN MCGAUGHEY

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**Second Amendment to the Declaration of Covenants, Conditions, and
Restrictions, and Reservation of Easements for Windcrest Farms**

This Second Amendment to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Windcrest Farms (“**Second Amendment**”) is made on the date it is fully signed (“**Effective Date**”) by 9300 Old Bardstown, LLC, a Kentucky limited liability company (“**Declarant**”).

Background:

The Declarant previously recorded its Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Windcrest Farms on July 19, 2022, of record in Deed Book 12418, Page 476, in the Jefferson County Clerk’s office, and amended it by a first amendment dated February 23, 2023, of record in the in Deed Book 12563, Page 690, in the Jefferson County Clerk’s office (collectively, the “**Original Declaration**”).

The Declarant remains the sole owner of the Property.

Accordingly, under Section 15.2 of the Original Declaration, the Declarant amends the Original Declaration as follows:

1. **Definitions.** As used in this Second Amendment, all the terms defined in the preamble and background have their assigned meanings. All capitalized words not otherwise defined have the meaning assigned to them in the Original Declaration. Additionally:

“**Declaration**” means the Original Declaration as amended by this Second Amendment.
2. **Maintenance of Common Elements.** Anything to the contrary in this Declaration notwithstanding, the Association and the Lot owners are responsible for the maintenance of all common elements and common open spaces, recreational facilities, private streets, islands in the right-of-way and signature entrance features, so long as the subdivision is used as a residential subdivision or until properly dedicated to a unit of local government. This provision may not be amended.
3. **Declaration Affirmed.** Except as specifically modified by this Second Amendment, the Declaration remains in full force. If there is any discrepancy between the Original Declaration and this Second Amendment, then the Second Amendment controls.

[signature on the following page]

