

SEVENTH AMENDMENT TO MASTER DEED  
AND DECLARATION OF CONDOMINIUM PROPERTY REGIME  
OF  
Woodmere Townhomes

This Seventh Amendment is made and entered into as of the 19<sup>th</sup> day of August, 2011, by Woodmere Townhomes Association ("Association").

RECITALS

WHEREAS:

- A. The Louis Partnership, Inc. placed to record a Master Deed and Declaration of Condominium Property Regime of Woodmere Townhomes, dated June 13, 1989, of record in Deed Book 5872, Page 79, 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 and as Amended in Deed Book 5952, Page 174, and as Amended in Deed Book 5986, Page 970, and as Amended in Deed Book 6030, Page 714, and as Amended in Deed Book 6400, Page 525, and as Amended in Deed Book 6483, Page 718, and as Amended in Deed Book 6576, Page 307, and as amended in Deed Book 6702, Page 478.
- B. The Site Plans are recorded in the office aforesaid in Plat Book 41, Pages 42-43, and in Plat Book 42, Pages 38-39, and in Plat Book 44, Pages 5-6, and in Plat Book 48, Pages 34-35, and in Plat Book 50, Pages 9-10, and in Plat Book 52, Pages 8-9, Plat Book 54, Pages 46-47.
- C. Article XIII gives the Association the right to amend the Declaration.
- D. Association desires to amend Article III, Sections 3.2 and 3.3 and Article V, Section 5.5.

NOW, THEREFORE, pursuant to its powers reserved in Article XIII of the Declaration, Association hereby amends the Declaration, as follows:

Article III, Section 3.2(b) and (c) shall be amended in part to reflect the following:

"(b) Access road, driveways, curbs, front walks, landscaping in commons areas, trees, shrubs, exterior walls, brick work, foundations, roof, guttering, sky lights, chimneys, fencing, firewalls, and other portions of the building and land other than that within the individual units or

described as limited common elements; pipes, ducts, electrical wiring and conduit and utility lines located between load bearing walls dividing the units.”

“(c) The structure of any building designated on the site plans as a garage shall be maintained by the Association including the exterior walls, foundation, roof, and guttering. The interior finished walls, doors, and door mechanisms shall be the responsibility of the unit owner benefitting from such garage space to maintain.”

Article III, Section 3.3 (c) shall be amended in part to reflect the following:

“(c) The attic area above each unit, all exterior windows, and all exterior entrance doors shall be maintained by each unit’s owner.”


Article V, Section 5.5 (c) shall be amended in part to reflect the following:

“Well and substantially repair, maintain, and keep all Common Elements, specifically excepting any and all Limited Common Elements elsewhere described as the responsibility of Unit Owners; and repair and make good any defects in the Common Elements of the Regime as required in the Declaration or any amendments thereto to be made by the Association.”

All other terms and conditions of the Declaration shall remain the same.

WITNESS the signature of the President of the Association on the above date who does certify that on July 9, 2011 the within Amendments were ratified by a majority vote of the members of the Association.

Woodmere Townhomes Association



By: Irving Pittleman, President

COMMONWEALTH OF KENTUCKY )  
 ) SS  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me on the 19th day of August, 2011 by Irving Pittleman as President for Woodmere Townhomes Association.

J Renee Bauster  
Notary Public, State-at-Large, KY  
My Commission Expires: 9.26.2014

This Instrument Prepared By:

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County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: CARRAR

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