

AMENDMENT NUMBER ONE
TO MASTER DEED
OF
DECLARATION OF PROPERTY '86 AUG 12 AM 10:17
TO THE HORIZONTAL PROPERTY REGIME
FOR
SPRINGHOUSE CONDOMINIUMS

PHASE II

This Amendment to the Master Deed is made this 3rd day of August, 1986 by The Drees Company, a Kentucky corporation, hereinafter referred to as "DEVELOPER".

WHEREAS, on the twenty-first day of March, 1986, there was filed with the Clerk of Campbell County, Kentucky the Master Deed for Springhouse Condominiums (Declaration) which was recorded in Book 120, Page 448 of the records of the Clerk of Campbell County, Kentucky; and

WHEREAS, the DEVELOPER desires to amend the Declaration to provide for the expansion of the condominium in accordance with the provisions of Article XII of the Declaration.

NOW, THEREFORE, DEVELOPER hereby declares:

1. DEVELOPER is the owner of the land described in the attached Exhibit "A-1" together with all of the buildings and improvements located thereon, all easements, rights, appurtenances belonging thereto and all articles of personal property existing therein and is hereby submitting them to the provisions of the Horizontal Property Regime established by KRS 381.805 to 381.910, as amended and the provisions of the Declaration as amended hereby, and is hereby included in and made a part of, the Condominium Property. The real estate described in the attached Exhibit "A-1" is a portion of the real estate described in Exhibit "D" of the original Declaration.

2. The Declaration is hereby amended by including as part of the Condominium Property the additional Units Numbered 8-A through 8-F, 9-A through 9-F, 10-A through 10-E and 11-A through 11-C as set forth in the plat and drawings attached hereto as Exhibit "B-1" and designated as Springhouse, Phase II. The total number of Units is hereby amended, increasing the number of units from 4 to 24.

3. The Declaration is hereby amended so as to provide that each and every reference therein to "Exhibit A" shall be deemed to read "Exhibits A and A-1 of this Declaration as amended".

The Declaration is hereby amended so as to provide that each and every reference therein to "Exhibit B" shall be deemed to read "Exhibits B and B-1 of this Declaration as amended".

The Declaration is hereby amended so as to provide that each and every reference therein to "Exhibit C" shall be deemed to read "Exhibits C and C-1 of this Declaration as amended".

4. The Declaration is further amended so as to reflect the percentage of the interest of the Unit Owners in the Condominium Property in accordance with the Table attached hereto as Exhibit "C-1".

5. This Amendment is made pursuant to the authority granted by Article XII of the Declaration, providing for the annexation of additional property and Units. Except as set forth above, no changes or revisions are effected in the Declaration referred to above; and said Declaration as now amended, is hereby reaffirmed by the incorporation herein by reference of each and every page thereof.

Amendment # Eight Assoc BK 141 Pg 391

GENERAL INDEX 3RD SERIES
GROUP NO. 1199-5- + 17
Marian Marsh
INDEX CLERK

IN WITNESS WHEREOF, The Drees Company, a Kentucky corporation, pursuant to a Resolution of its Board of Directors has authorized the recording of this Declaration, and has further authorized the President and Secretary of the corporation to execute the Declaration this 8th day of August, 1986.

THE DREES COMPANY

By: Ralph A. Drees
Ralph A. Drees, President

By: Donald R. Misrach
Donald R. Misrach, Secretary

STATE OF KENTUCKY :
: SS:
COUNTY OF KENTON :

The foregoing Declaration was acknowledged before me this 8th day of August, 1986, by Ralph A. Drees, President and Donald R. Misrach, Secretary of The Drees Company, a Kentucky Corporation, on behalf of the Corporation.

My Commission Expires
June 13, 1989

Donline M. Laffan
Notary Public

This instrument was prepared by:

Aronoff, Rosen & Stockdale
A Legal Professional Association
Attorneys at Law
1400 First National Bank Center
425 Walnut Street
Cincinnati, Ohio 45202-3954

Irving H. Rosen
Irving H. Rosen

EXHIBIT "C-1"

CONDOMINIUM DATA SHEET

<u>Unit Number</u>	<u>Unit Address</u>	<u>Unit Type</u>	<u>Total sq. ft. of Unit</u>	<u>Unit's % of Common Interest</u>
7 A	202 Creekstone Court Cold Spring, KY 41076	Williamstown	1528	3.8
7 B	204 Creekstone Court Cold Spring, KY 41076	Jamestown	1274	3.1
7 C	206 Creekstone Court Cold Spring, KY 41076	Morgantown	1287	3.2
7 D	208 Creekstone Court Cold Spring, KY 41076	Morgantown	1287	3.2
8 A	220 Cobblestone Cold Spring, KY 41076	Williamstown	1528	3.8
8 B	218 Cobblestone Cold Spring, KY 41076	Jamestown	1274	3.1
8 C	216 Cobblestone Cold Spring, KY 41076	Morgantown	1287	3.2
8 D	214 Cobblestone Cold Spring, KY 41076	Morgantown	1287	3.2
8 E	212 Cobblestone Cold Spring, KY 41076	Jamestown	1274	3.1
8 F	210 Cobblestone Cold Spring, KY 41076	Williamstown	1528	3.8
9 A	222 Cobblestone Cold Spring, KY 41076	Jefferson	2637	6.5
9 B	224 Cobblestone Cold Spring, KY 41076	Jefferson	2637	6.5
9 C	226 Cobblestone Cold Spring, KY 41076	Monroe	2171	5.4
9 D	228 Cobblestone Cold Spring, KY 41076	Monroe	2171	5.4
9 E	230 Cobblestone Cold Spring, KY 41076	Tyler	2731	6.8
9 F	232 Cobblestone Cold Spring, KY 41076	Tyler	2888	7.1
10 A	217 Cobblestone Cold Spring, KY 41076	Austin	1270	3.1
10 B	215 Cobblestone Cold Spring, KY 41076	Tahoe	1557	3.9
10 C	213 Cobblestone Cold Spring, KY 41076	Phoenix	1583	3.9
10 D	211 Cobblestone Cold Spring, KY 41076	Tahoe	1557	3.9

10 E	209 Cobblestone Cold Spring, KY 41076	Austin	1270	3.1
11 A	205 Creekstone Cold Spring, KY 41076	Austin	1270	3.1
11 B	203 Creekstone Cold Spring, KY 41076	Tahoe	1557	3.9
11 C	201 Creekstone Cold Spring, KY 41076	Phoenix	<u>1583</u>	<u>3.9</u>
TOTAL			40436	100%

The Condominium Project's Common Areas and Limited Common Areas are defined in Section 1.01 of the Declaration.



VIOX & VIOX, P.S.C.

CONSULTING ENGINEERS & SURVEYORS

488 ERLANGER ROAD

ERLANGER, KENTUCKY 41018

PHONE: (606) 727 - 3293

JAMES H. VIOX, III, P.E.
KY. REG. NO. 6880
KY. LAND SURVEYOR NO. 797

WILLIAM R. VIOX, P.E.
KY. REG. NO. 9209
KY. LAND SURVEYOR NO. 1781

EXHIBIT "A"

DESCRIPTION

Springhouse Phase II

A parcel of land lying on the northerly side of Springhouse Phase A and Springhouse Phase I in Cold Spring, Campbell County, Kentucky and being more particularly described as follows:

BEGINNING at a point, said point being the most southwesterly corner of Springhouse Phase I and a common corner with Springhouse Phase A and running thence:

- S 80-32-11 W, a distance of 217.97 feet, to a point, thence
- N 6-45-21 W, a distance of 362.97 feet, to a point, thence
- N 77-52-37 E, a distance of 287.49 feet, to a point, thence
- S 32-36-49 E, a distance of 265.93 feet, to a point, thence
- S 88-02-11 W, a distance of 172.12 feet, to a point, thence
- S 1-57-49 E, a distance of 155.17 feet, to the place of beginning, and containing 2.52 acres more or less.

8/8/86

STATE OF KENTUCKY

CAMPBELL COUNTY

I, GERALD BENSON, Clerk of the county in and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing was on the 12th day of August, 1986 at 10:17 A.M. lodged in my office for record whereupon the same, the foregoing and this certificate have been duly recorded in my office.

Given under my hand this 12th day of August, 1986.

GERALD BENSON, Clerk

BY Mary Kramer D.C.