

Book 5762 Page 320

THIRD AMENDMENT TO
MASTER DEED AND DECLARATION OF
CONDOMINIUM PROPERTY REGIME

FOR ROYAL COACH A CONDOMINIUM

THIS THIRD AMENDMENT TO MASTER DEED AND DECLARATION OF CONDOMINIUM PROPERTY REGIME is made by BUTLER CONSTRUCTION CO., INC., a Kentucky corporation, ("Developer").

1. DEFINITIONS

1.1 As used in this Amendment, the following terms shall have the meanings shown:

1.2 "Developer" means Butler Construction Co., Inc., a Kentucky corporation, the office address of which is 2221 Buechel Avenue, Louisville, Kentucky, 40218.

1.3 "Master Deed" means the Master Deed and Declaration of Condominium Property Regime for Royal Coach A Condominium, dated the 12th day of July, 1982, which Master Deed is recorded in Deed Book 5298, beginning at Page 394 in the County Clerk's Office of Jefferson County, Kentucky, together with the Amendment thereto, recorded in Deed Book 5484, Page 190, and as further amended by Second Amendment, recorded in Deed Book 5690, Page 722, re-recorded in Deed Book 5699, Page 873, all in the Clerk's Office aforesaid.

1.4 "Royal Coach" means Royal Coach A Condominium established by the Master Deed.

2. RIGHTS OF DEVELOPER TO AMEND

2.1 By Deed dated the 2nd day of July, 1987, recorded in Deed Book 5690, Page 727, re-recorded in Deed Book 5699, Page 879 in the County Clerk's Office aforesaid, all of the rights of

Royal Coach Condominium Joint Venture originally named as the Developer in the Master Deed were transferred, assigned and set over to Butler Construction Co., Inc., which corporation has the right to amend the Master Deed as herein provided. This Amendment to the Master Deed is also authorized under Kentucky Revised Statute Section 381.835(5).

2.2 This Third Amendment is authorized pursuant to Section E "Expansion of Regime" of the Master Deed and other relative provisions of the Master Deed, the Developer having the right on its own behalf and on behalf of all unit owners to execute this Third Amendment.

3. AMENDMENT FILING "AS BUILT" PLANS

3.1 The floor plans for Building A of Royal Coach recorded in Apartment (Condominium) Ownership Book 38, Pages 11 through 15 in the Office of the County Clerk of Jefferson County, Kentucky and bearing said Clerk's File Number 494 were not certified "As Built" plans. Said floor plans have now been re-drawn and certified "As Built" pursuant to the provisions of KRS 381.835(5) and simultaneously herewith are being filed in the Clerk's Office aforesaid. Said "As Built" floor plans have been filed in Apartment (Condominium) Ownership Book 40, Pages 17 through 19 in the County Clerk's Office aforesaid and bearing said Clerk's File Number 531.

4. AMENDMENT REALLOCATING PERCENTAGE OF COMMON ELEMENT OWNERSHIP.

4.1 There is attached hereto as Exhibit "A" a reallocation of the percentage of general common element ownership as a result of the expansion of Royal Coach and filing

of the "As Built" floor plans. Said reallocation is a percentage of interest in common elements resulting from 18 Units having been constructed as Building "A" on Section 2 of Royal Coach. In the event additional units are constructed as part of Building "A" on Section 2 of Royal Coach, then said reallocation of percentage interest in the common elements will be adjusted accordingly, by a further Amendment to the Master Deed.

5. CONTINUATION OF MASTER DEED

5.1 The Master Deed, as amended hereby, remains in full force and effect.

6. BINDING EFFECT

6.1 The provisions of this Third Amendment are binding upon the unit owners and upon the successors and assigns of the Developer.

6.2 The Developer executes this Third Amendment on its own behalf and on behalf of all Unit Owners as their attorney in fact and pursuant to the powers contained in the Master Deed recorded as shown heretofore.

Dated this 11TH day of APRIL, 1988.

BUTLER CONSTRUCTION CO., INC.


By: Ed Butler
President

COMMONWEALTH OF KENTUCKY
COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to, and acknowledged before me by ED BUTLER as President of Butler

Construction Co., Inc., a Kentucky corporation, on behalf of the corporation, this 11th day of APRIL, 1988.

My commission expires: 4-25-90.


NOTARY PUBLIC, STATE-AT-LARGE, KY

This instrument prepared by:

BOROWITZ & GOLDSMITH

By: 

MORRIS B. BOROWITZ
1825 Meidinger Tower
Louisville, KY 40202
Phone: 584-7371

1610c



SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 115 WEST MARKET STREET • LOUISVILLE, KENTUCKY 40202 • 502-584-6271

April 4, 1988

ROYAL COACH, A CONDOMINIUM
 "AS BUILT" BUILDING A-PHASE ONE
 "AS BUILT" BUILDING B

"AS BUILT" BUILDING A PHASE ONE			"AS BUILT" BUILDING B		
UNIT NO.	UNIT FLOOR AREA SQUARE FEET	PERCENT INTEREST	UNIT NO.	UNIT FLOOR AREA* SQUARE FEET	PERCENT INTEREST
5	1197.52 ✓	1.51%	35	1515.24 ✓	1.92%
6	1516.85 ✓	1.92%	36	1318.99 ✓	1.67%
7	1516.85 ✓	1.92%	37	1642.95 ✓	2.08%
8	1516.85 ✓	1.92%	38	1803.48 ✓	2.28%
9	1833.43 ✓	2.32%	39	1804.75 ✓	2.28%
14	2150.31 ✓	2.72%	40	1505.74 ✓	1.90%
15	1833.43 ✓	2.32%	41	1501.47 ✓	1.90%
16	1833.43 ✓	2.32%	42	1196.36 ✓	1.51%
17	1833.43 ✓	2.32%	43	1830.15 ✓	2.31%
22	1196.55 ✓	1.51%	44	1831.55 ✓	2.32%
23	1515.36 ✓	1.92%	45	1328.10 ✓	1.68%
24	1515.36 ✓	1.92%	46	1656.34 ✓	2.09%
25	1515.36 ✓	1.92%	47	1187.43 ✓	1.50%
26	1828.93 ✓	2.31%	48	1197.42 ✓	1.51%
31	2146.63 ✓	2.71%	49	1651.84 ✓	2.09%
32	1828.93 ✓	2.31%	50	1320.39 ✓	1.67%
33	1828.93 ✓	2.31%	51	1826.18 ✓	2.31%
34	1828.93 ✓	2.31%	52	1518.23 ✓	1.92%
			53	1329.70 ✓	1.68%
			54	1646.28 ✓	2.08%
			55	1518.18 ✓	1.92%
			56	1488.74 ✓	1.88%
			57	1195.53 ✓	1.51%
			58	1837.04 ✓	2.32%
			59	1841.12 ✓	2.33%
			60	1332.24 ✓	1.68%
			61	1648.29 ✓	2.08%
			62	1192.99 ✓	1.51%
			63	1191.52 ✓	1.51%
			64	1643.99 ✓	2.08%
			65	3160.15 ✓	4.00%
TOTAL: 49			79099.46 100.00%		

* Lofts not included

EXHIBIT "A"