

**COPY**

**FIFTH AMENDMENT TO  
MASTER DEED AND DECLARATION OF  
CONDOMINIUM PROPERTY REGIME  
FOR ROYAL COACH, A CONDOMINIUM**

THIS FIFTH AMENDMENT TO MASTER DEED AND DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR ROYAL COACH, A CONDOMINIUM, is made by ROYAL COACH, JOINT VENTURE, a Kentucky General Partnership, composed of C. William Weyland, Jr. and K & K Enterprises, LLC, ("Developer").

1.0 DEFINITIONS

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

1.2 "Developer" means Royal Coach Joint Venture, a Kentucky General Partnership, the office address of which is 1516 Hepburn Avenue, Louisville, Kentucky 40204.

1.3 "Master Deed" means the Master Deed and Declaration of Condominium Property Regime for Royal Coach A Condominium, dated the 12<sup>th</sup> 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 on 3/7/85 in Deed Book 5484, Page 190, and as further amended by Second Amendment recorded on 7/2/87 in Deed Book 5690, Page 722, and as re-recorded on 8/6/87 in Deed Book 5699, Page 873; and as further amended by 3<sup>rd</sup> Amendment, recorded on 4/11/88 in Deed Book 5762, Page 320; and as further amended by 4th Amendment, recorded on 7/27/90 in Deed Book 5979, Page 007 and re-recorded on 3/14/91 in Deed Book 6044, Page 808; and as further amended by re-recording of 2<sup>nd</sup> Amendment on 12/23/96 in

Deed Book 6829, Page 079; and as further amended by re-recording of 2<sup>nd</sup> Amendment 01/07/97 in Deed Book 6833, Page 476 in the Clerk's Office aforesaid.

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

2.0 RIGHTS OF DEVELOPER TO AMEND

2.1 This Fifth 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 Fifth Amendment.

3.0 AMENDMENT FILING "AS BUILT" PLANS

3.1 The floor plans for Building A of Royal Coach, Units 2, 3, 10, 12, 13, 19, 20, 27, 28, 29 and 30 were recorded in Apartment Ownership Book 58, Pages 47 and 48, on 1/7/97, in the Office of the Clerk of Jefferson County, Kentucky, bearing said Clerk's File Number 881. Whereas certain revisions have been made to Units 12, 13, 19 & 20; the floor plans for Units 12, 13, 19 & 20 of Building A of Royal Coach are hereby revised.

NOW THEREFORE:

Developer hereby incorporates the above referenced units into the Regime, filing herewith the revised plans of Units 12, 13, 19 & 20, certified by a professional engineer "as built" as required under KRS 381.835(5), and, therefore, the Master Deed and Declaration is hereby amended to adopt the floor plans of said units, said plans being recorded in Apartment Ownership Book \_\_\_\_\_, Pages \_\_\_\_\_ (Clerk's File No. \_\_\_\_\_), in the Office of the aforesaid Clerk.

4.0 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 revised expansion of Royal Coach and filing of the "As Built" floor plans.

5.0 CONTINUATION OF MASTER DEED

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

6.0 BINDING EFFECT

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

6.2 The Developer executes this Fifth 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 29th day of December, 2000.

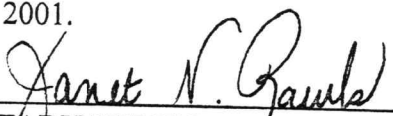
ROYAL COACH, JOINT VENTURE

By:   
Its Managing Partner

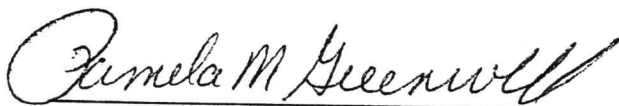
COMMONWEALTH OF KENTUCKY )  
 )ss:  
COUNTY OF JEFFERSON )

The foregoing instrument was subscribed, sworn to, and acknowledged before me by C. William Weyland, Jr., as Managing Partner of Royal Coach, Joint Venture, a Kentucky General Partnership, on behalf of the partnership, this 29th day of December, 2000.

My commission expires: October 17, 2001.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE AT LARGE, KY

This instrument prepared by:



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**EXHIBIT "A"****ROYAL COACH, INC. - A CONDOMINIUM**

"AS BUILT" BUILDING A - PHASE ONE  
 "AS BUILT" BUILDING A - PHASE TWO

"AS BUILT" BUILDING B

NOTE: PHASE ONE BUILDING A INCLUDED UNITS 5, 6, 7, 8, 9, 14, 15, 16, 17, 22, 23, 24, 25, 26, 31, 32, 33 AND 34.

PHASE TWO BUILDING A INCLUDED UNITS 2, 3, 4, 10, 11, 12, 13, 19, 20, 21, 27, 28, 29 AND 30.

THERE ARE NO UNITS WITH NUMBER 1 OR 18.

"AS BUILT BUILDING A"			"AS BUILT BUILDING B"		
Unit No.	Unit Floor Area Square Feet	Percent Interest	Unit No.	Unit Floor Area Square Feet	Percent Interest
2	2107.65*	2.01	35	1515.24	1.45
3	2110.63*	2.01	36	1318.99	1.26
4	1906.39*	1.82	37	1642.95	1.57
5	1197.52	1.14	38	1803.48	1.72
6	1516.85	1.45	39	1804.75	1.72
7	1516.85	1.45	40	1505.74	1.44
8	1516.85	1.45	41	1501.47	1.43
9	1833.43	1.75	42	1196.36	1.14
10	2091.51*	2.00	43	1830.15	1.75
11	1601.27*	1.53	44	1831.55	1.75
12	1361.12*	1.30	45	1328.10	1.27
13	1637.70*	1.56	46	1656.34	1.58
14	2150.31	2.05	47	1187.43	1.13
15	1833.43	1.75	48	1197.42	1.14
16	1833.43	1.75	49	1651.84	1.58
17	1833.43	1.75	50	1320.39	1.26
19	2283.39*	2.18	51	1826.18	1.74
20	1970.32*	1.88	52	1518.23	1.45
21	1907.80*	1.82	53	1329.70	1.27

"AS BUILT BUILDING A"				"AS BUILT BUILDING B"		
Unit No.	Unit Floor Area Square Feet	Percent Interest		Unit No.	Unit Floor Area Square Feet	Percent Interest
22	1196.55	1.14		54	1646.28	1.57
23	1515.36	1.45		55	1518.18	1.45
24	1515.36	1.45		56	1488.74	1.42
25	1515.36	1.45		57	1195.53	1.14
26	1828.93	1.74		58	1837.04	1.75
27	2088.52*	1.99		59	1841.12	1.76
28	1593.65*	1.52		60	1332.24	1.27
29	1646.47*	1.57		61	1648.29	1.57
30	1398.61*	1.33		62	1192.99	1.14
31	2146.63	2.05		63	1191.52	1.14
32	1828.93	1.74		64	1643.99	1.57
33	1828.93	1.74		65	3160.15	3.01
34	1828.93	1.74				
			TOTAL:	63	104,804.29	100.00

\*UNIT FLOOR AREA FOR THE UNITS INCLUDE PRORATED SHARE OF ADJACENT L.C.E. (MECHANICAL ROOM) AREA.

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CONDOMINIUM  
OR  
APT. OWNERSHIP  
BOOK 80 PAGE 16-17  
FILE NO. 1302

Document No.: DN2000175055  
Lodged By: seller & handmaker  
Recorded On: 12/29/2000 09:58:10  
Total Fees: 18.00  
Transfer Tax: .00  
County Clerk: Bobbie Holsclaw-JEFF CO KY  
Deputy Clerk: CARHAR

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