Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Jefferson County Clerk's Office.

INST # 2017024319
BATCH # 61454
JEFFERSON CO, KY FEE $28.00
PRESENTED ON: 02-02-2017 7:03:16:11 PM
LODGED BY: THOMAS DODSON & WOLFORD PLLC
RECORDED: 02-02-2017 03:16:11 PM
BOBBIE HOLSCLAW
CLERK
BY: SHERRI SCHULTZ
RECORDING CLERK
BK: D 10815
PG: 381-389
AMENDMENTS
TO
MASTER DEED
FOR
COACH HOUSE, A CONDOMINIUM PROJECT

These Amendments to the Master Deed for Coach House, A Condominium Project is made by the Coach House, Inc. (the incorporation of the Council of Co-Owners of Coach House, Condominiums), hereafter referred to as "the homeowners association", The Amendments set forth below do not materially affect the interests or rights of mortgagees and are approved by the Board Of Directors and more than eighty-five (85%) of the ownership interests of the unit owners.

WITNESSETH:

WHEREAS, the aforesaid approval has been made, as hereinafter certified by the President and Secretary of the corporation,

NOW THEREFORE, the homeowners association, for the purposes hereinbefore set forth and pursuant to the provisions set forth in the Master Deed, dated August 5, 1977, and recorded in Deed Book 4952, Page 610, in the Office of the County Clerk of Jefferson County, Kentucky, do hereby amend Section 12 of the Master Deed so as to create a new subsection "s" which shall read as follows:

"Effective upon the recording of this amendment, if at any time there are five (5) or more of the 68 units being leased or rented, or the leasing or rental of a unit would cause the number of units being leased or rented to exceed a total of five (5) in number, then no unit may be leased or rented and no unit may be occupied by a tenant, or other person who pays rent to the owner, unless (a) the owner held legal title to the unit and the unit was being used for rental purposes on the date of the recording of this amendment, (b) the unit is leased to a member of the owner’s immediate family (parents, grandparents, children and grandchildren), (c) the owner or owner’s spouse is transferred by his or her employer to a location more than 50 miles from the County Courthouse in Jefferson County, Kentucky, (d) the owner moved to a nursing home or extended care facility, or (e) the owner dies and
there is no surviving spouse who resided with the deceased at time of death.

Upon the occurrence of c, d or e above, a unit may be leased or rented for a total period of time not to exceed two (2) years and a lease or rental agreement entered into upon the occurrence of a, b, c, d or e shall be subject to the following restrictions:

i. A fully executed copy of any proposed lease shall be delivered to the Board not less than five (5) days before the term is to begin;

ii. The lease shall not be for a period of less than six (6) months; and

iii. Any such lease or rental agreement shall be subject to the Master Deed and By-Laws ("the restrictions") for Coach House, Condominiums."

2. Except as set forth herein, the Master Deed for Coach House Condominiums and the previous amendments thereto shall remain in full force and effect.

By their signatures hereto, the undersigned President and Secretary of Coach House, Inc. hereby certify that the foregoing Amendments to the Master Deed have been duly passed by an action of the Board of Directors and approved by more than eighty-five (85%) of the unit owners, as of this 29 day of January, 2017.

COACH HOUSE, INC.

By:  
President

By:  
Secretary
COMMONWEALTH OF KENTUCKY)
 ss.
 COUNTY OF JEFFERSON )

 The foregoing instrument was acknowledged before me by Margaret Wright
 President, and Shirley J. Steward, as Secretary of the Coach House, Inc. this 30th day of

 My commission expires: 2-20-2018

 [Signature]
 Notary Public

 This instrument prepared by

 [Signature]
 Harold W. Thomas
 THOMAS, DODSON & WOLFORD, PLLC
 9260 Shelbyville Road, Suite 611
 Louisville, Kentucky 40222
 (502) 426-1700