

Amendment to the Amended Master Deed and Declaration
of
Horizontal Property Regime
of
Campus Downs Condominiums

THIS Amendment to the Amended Master Deed and Declaration of Horizontal Property Regime of Campus Downs Condominium (hereinafter referred to as "AMENDMENT"), made and entered into this 21st day of August, 1995, by Charles J. Burnworth, d/b/a CJB Enterprises, (hereinafter referred to as "DEVELOPER").

W I T N E S S E T H

WHEREAS, on September 27, 1994, Developer executed the Amended Master Deed and Declaration of Horizontal Property Regime of Campus Downs Condominium (hereinafter referred to as "MASTER DEED"), which is now of record in Deed Book 1753, Page 149 and Condominium Deed Book 30, Page 472, in the Fayette County Clerk's office;

WHEREAS, pursuant to Article XVII, Developer reserved the option and the right to expand the Condominium Property by submitting Phase II or portions thereof, together with the buildings, structures and improvements thereon, all restrictions, easements, right and appurtenances belonging thereto or to which it is subject, and all articles of personal property existing for the common use of the Unit Owners, to the provisions of this Declaration and the Bylaws, and the Act, and to amend the Master Deed as provided in Article XV thereof,

NOW THEREFORE, Developer does hereby expand the Condominium Property to include Phase II and amends the Master Deed to submit

*Mail to G. Benz
Haver, Oklahoma District
200 N. Upper St.
Dexington, Ky 40507*

Phase II, the legal description of which is attached hereto and marked "Exhibit A", to the Master Deed.

The Unit designations, the dimensions, architectural style, approximate area, the location and layout of each Unit, and the immediate Common Area and Facility of L.C.A. to which each Unit of Phase II has access are shown on the set of Drawings attached hereto as Exhibit "B" and are incorporated by reference into the Master Deed. The layout, location, designation and dimensions of the Common Areas and Facilities and the L.C.A.'s are also shown on the Drawings.

This Amendment provides that the Unit Owners in Phase II shall have an interest in the Common Areas and Facilities of the Condominium Property. Section 6.02(c) of Article VI of the Master Deed is amended to designate the par value or percentage of interest in the Common Areas and Facilities of the Condominium Property, the par values or percentages of interest of each Unit being set forth in Exhibit "C" hereto.

All other matters contained in the Master Deed are ratified hereby in their entirety and shall remain in full force and effect.

IN WITNESS WHEREOF, Developer has hereunto set his hand on his own behalf and behalf of each Unit Owner as his or her Attorney-in-fact coupled with an interest, as provided in the Master Deed at Section 15.01 and Section 17.02.

CJB ENTERPRISES ("Developer")


Charles J. Burnworth

UNIT 101A

Claude P. Meers

Claude P. Meers

Bonnie J. Meers

Bonnie J. Meers

UNIT 102A

John David Pickard

John David Pickard

Almeda Brookes Pickard

Almeda Brookes Pickard

UNIT 103A

William S. Hayden

William S. Hayden

Deborah G. Hayden

Deborah G. Hayden

Anthony A. Hayden

Anthony A. Hayden

UNIT 104A

Marvin Dale Rogers

Marvin Dale Rogers

Lou Ann Rogers

Lou Ann Rogers

UNIT 105A

John E. Soltau

John E. Soltau

Teresita A. Soltau

Teresita A. Soltau

UNIT 106A

Sandra S. Cook

Sandra S. Cook

UNIT 108A

Jaime Bon Tiu

Jaime Bon Tiu

Eva Coo Tiu

Eva Coo Tiu

Amy Coo Tiu

Amy Coo Tiu

UNIT 202A

Alfred J. Mader

Alfred J. Mader

Peggy Lee Mader

Peggy Lee Mader

Kyle J. Mader

Kyle J. Mader

UNIT 203A

Danny J. Diamond

Danny J. Diamond

Lucille J. Diamond

Lucille J. Diamond

Tracie R. Diamond

Tracie R. Diamond

UNIT 204A

Richard A. Sweeney

Richard A. Sweeney

Brian D. Sweeney

Brian D. Sweeney

UNIT 205A

John A. Samich Jr.

John A. Samich, Jr.

Catherine A. Samich

Catherine A. Samich

UNIT 206A

John B. Radjunas

John B. Radjunas

Brenda B. Radjunas

Brenda B. Radjunas

Holly Ann Radjunas

Holly Ann Radjunas

UNIT 207A

Michael R. Reed

Michael R. Reed

Gail G. Reed

Gail G. Reed

UNIT 208A

Steven A. Vidras

Steven A. Vidras

Susan C. Vidras

Susan C. Vidras

UNIT 301A

James F. Jett

James F. Jett

Barbara J. Jett

Barbara J. Jett

James F. Jett, Jr.

James F. Jett, Jr.

UNIT 302A

Bartha C. Deans

Bartha C. Deans

Rosemary R. Deans

Rosemary R. Deans

UNIT 303A

Paul David Brock

Paul David Brock

Grace Brock

Grace Brock

UNIT 305A

Robert L. Mays

Robert L. Mays

Susan R. Mays

Susan R. Mays

UNIT 306A

Hasmukh P. Patel

Hasmukh P. Patel

Sharda H. Patel

Sharda H. Patel

Nimesh H. Patel

Nimesh H. Patel

Nihar H. Patel

Nihar H. Patel

UNIT 307A

William S. Bate
William S. Bate

Sue E. Bate
Sue E. Bate

Linda L. Burnworth
Linda L. Burnworth

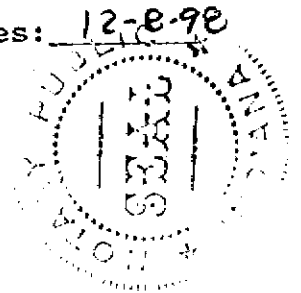
BY: Charles J. Burnworth
Charles J. Burnworth, d/b/a
CJB Enterprises, Developer,
as Attorney-in-fact coupled
with an interest, as provided
in the Master Deed, Section
15.01 and Section 17.02

STATE OF INDIANA)
COUNTY OF Delaware)

The foregoing document was acknowledged before me on this the 21 day of August, 1995, by Charles J. Burnworth, individually and as attorney-in-fact coupled with an interest for Claude P. Meers, Bonnie J. Meers, John David Pickard, Almeda Brookes Pickard, William S. Hayden, Deborah G. Hayden, Anthony A. Hayden, Marvin Dale Rogers, Lou Ann Rogers, John E. Soltau, Teresita A. Soltau, Jaime Bon Tiu, Eva Coe Tiu, Amy Coe Tiu, Alfred J. Mader, Peggy Lee Mader, Kyle J. Mader, Danny J. Diamond, Lucille J. Diamond, Tracie R. Diamond, Richard A. Sweeney, Brian D. Sweeney, John A. Samich, Jr., Catherine A. Samich, John B. Radjunas, Brenda B. Radjunas, Holly Ann Radjunas, Michael R. Reed, Gail G. Reed, Steven A. Vidras, Susan C. Vidras, James F. Jett, Barbara J. Jett, James F. Jett, Jr., Bartha C. Deans, Rosemary R. Deans, Paul David Brock, Grace Brock, Robert L. Mays, Susan R. Mays, Hasmukh P. Patel, Sharda H. Patel, Nimesh H. Patel, Nihar H. Patel, William S. Bate, Sue E. Bate and Linda L. Burnworth.

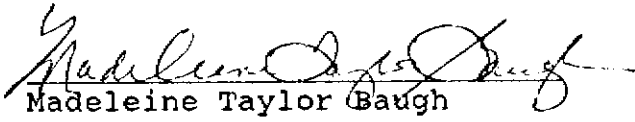
Robert W. Waring
Notary Public

My Commission Expires: 12-8-98



THIS INSTRUMENT PREPARED BY:

MARTIN, OCKERMAN & BRABANT
200 North Upper Street
Lexington, Kentucky 40507
606/254-4401


Madeleine Taylor Baugh

mib5.ejband

Exhibit "A"

Legal description of Phase II

PHASE II

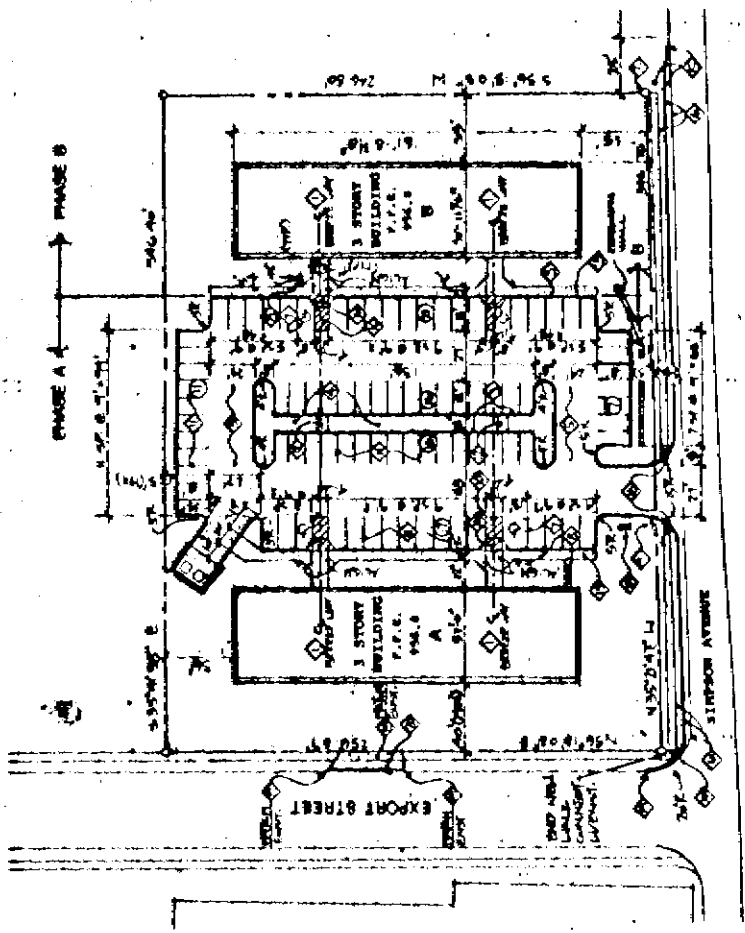
LOT 1B

All that tract or parcel of land situated on the southeasterly side of Export Street and on the northeasterly side of Simpson Avenue in Lexington, Fayette County, Kentucky, and being more particularly described as follows:

Commence at the intersection of the southeasterly right-of-way line of Export Street and the northeasterly right-of-way line of Simpson Avenue, as shown on "Amendment No. 1, Final Record Plat of Lot 1, South Broadway Place, Phase II (A Portion Of)", recorded in Plat Cabinet "J", Slide 319 in the Office of the County Clerk of Fayette County, Kentucky; Thence with the aforementioned right-of-way line of Export Street North 56 degrees 18 minutes 02 seconds 258.87 feet to a point, and South 33 degrees 41 minutes 58 seconds East 171.24 feet to the Point of Beginning; Thence continuing South 33 degrees 41 minutes 58 seconds East 174.69 feet to a point; Thence South 56 degrees 18 minutes 02 seconds West 246.82 feet to a point in the aforementioned northeasterly right-of-way line of Simpson Avenue; Thence with said right-of-way line North 35 degrees 21 minutes 47 seconds West 174.78 feet to a point; Thence North 56 degrees 18 minutes 02 seconds East 251.89 feet to the point of beginning, and containing 1.000 acre.

Exhibit "B"
Unit Drawings

EXHIBIT 'A'



ENGINEER'S CERTIFICATION

I do hereby certify that this plan, when taken with the supplemental plans filed herein, fully and accurately depicts the above described unit numbers and dimensions of the units as built.

Charles W. Milward
ENGINEER

8-27-95
DATE

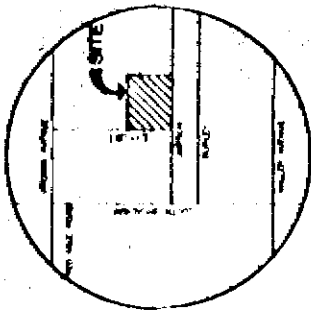
State of Kentucky, County of Fayette
Subscribed before me by Charles W. Milward
this 27th day of August 1995.

Charles W. Milward
NOTARY PUBLIC, STATE AT LARGE
MY COMMISSION EXPIRES 11-30-97

NOTES:

There is reserved a permanent, common, underground blanket easement for the benefit of CV Utilities Co., General Telephone of KY, Columbia Gas of KY, KY American Water Co. and the Lexington-Fayette Urban County Government and such other public or private utilities that may in the future provide service to the condominium units, which easement shall be used and administered for the benefit of the benefit and improvement of the condominium units hereunder and this plan. This easement shall not be for the benefit of any other premises. Any destruction or damage of surface improvements or ground areas will be restored by, and at the expense of the respective utility CO and/or governmental or private entity disturbing or causing same.

Sketch maps prepared by the Lexington-Fayette Urban County, showing the improvements on this property are not within a flood hazard area.



VICINITY MAP

**LEGAL DESCRIPTION PHASE 'B'
CAMPUS DOWNS CONDOMINIUMS**

A TRACT OF LAND SITUATED IN LEXINGTON, FAYETTE COUNTY, KENTUCKY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 'B' AMENDMENT NO. 1 TO FINAL RECORD PLAT OF LOT 'A', SOUTH BROADWAY PLACE, PHASE 'A' OPTION OF 'AS RECORDED IN PLAT CAB. 'J', SLIDE 319 IN THE FAYETTE COUNTY CLERK'S OFFICE.

SHEET INDEX

1	SITE PLAN AND NOTES
2	FIRST FLOOR
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN

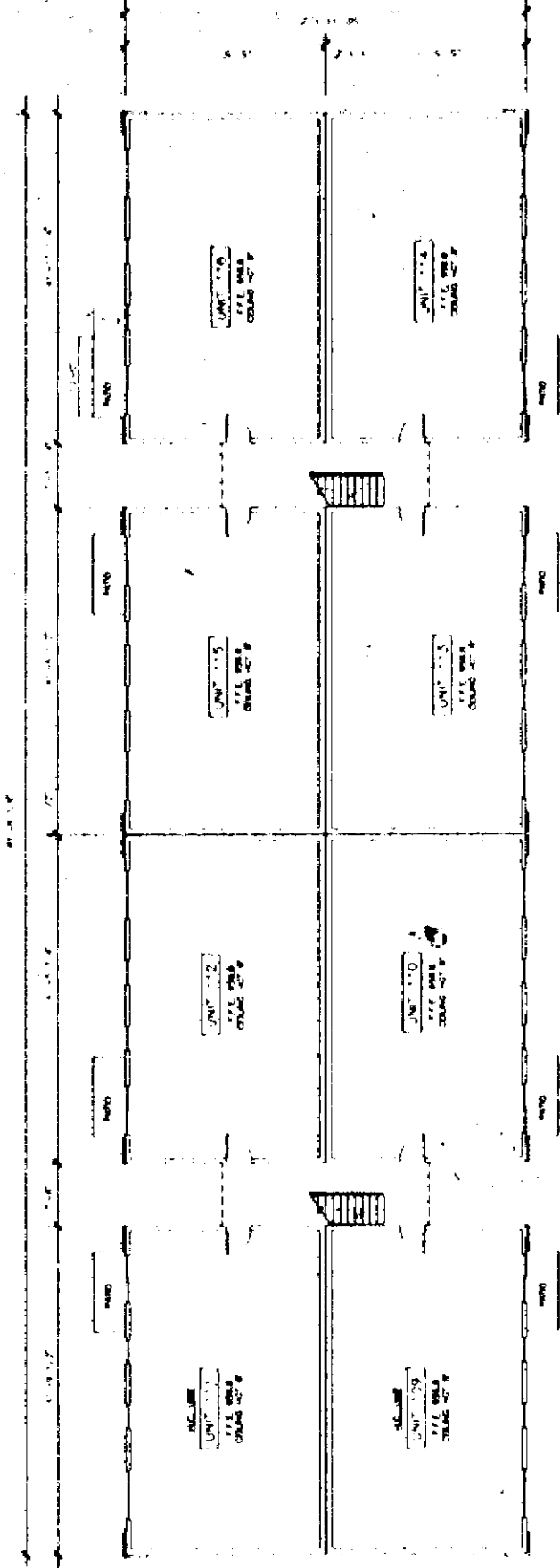


SITE PLAN AND NOTES

CAMPUS DOWNS CONDOMINIUMS
206 SIMPSON AVENUE, LEXINGTON KENTUCKY

PROJECT NUMBER	1
DATE	8-27-95
BY	Charles W. Milward
CHECKED BY	
DATE	
SCALE	1" = 50'

PLAT CAB. "SUDE"



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

CONDOMINIUM COMMUNITY HORIZONTAL PROPERTY REGIME
 CAMPUS DOWNS CONDOMINIUMS PHASE B
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

EXHIBIT "B"



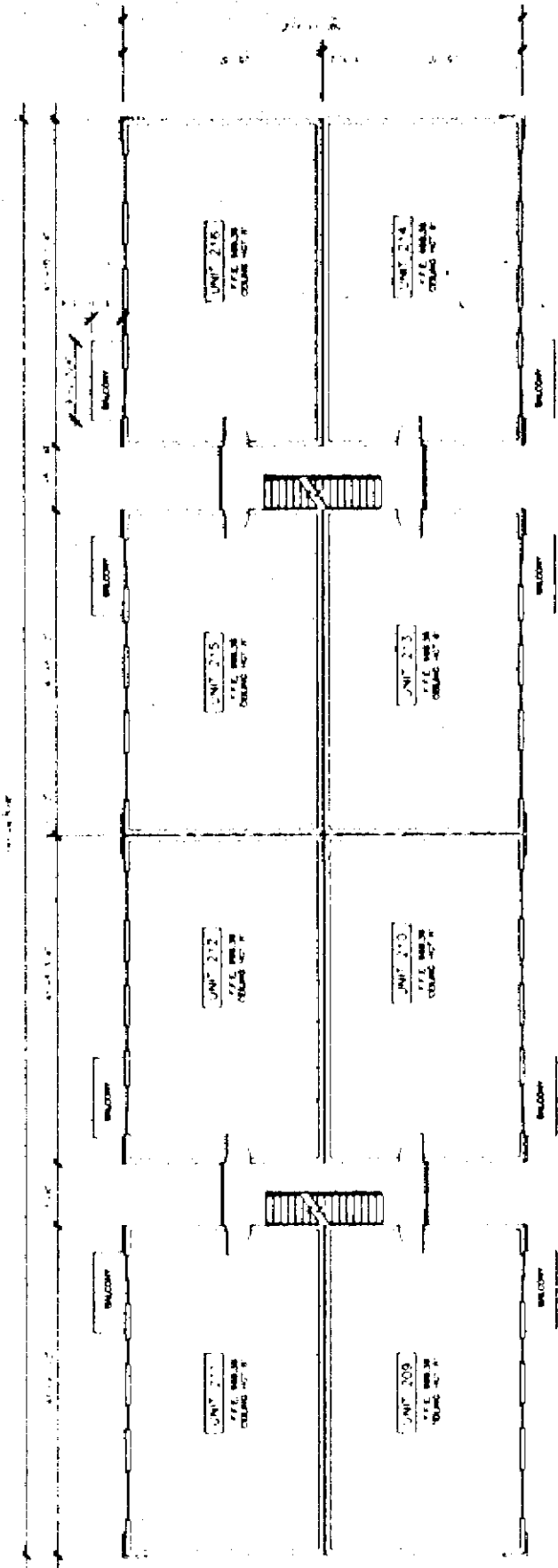
1 2 3

GROUND FLOOR PLAN

CAMPUS DOWNS CONDOMINIUMS
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

PROJECT NUMBER	2
DATE	
SCALE	
BY	
CHECKED BY	
APPROVED BY	

PLAT CAB. "SUDE"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

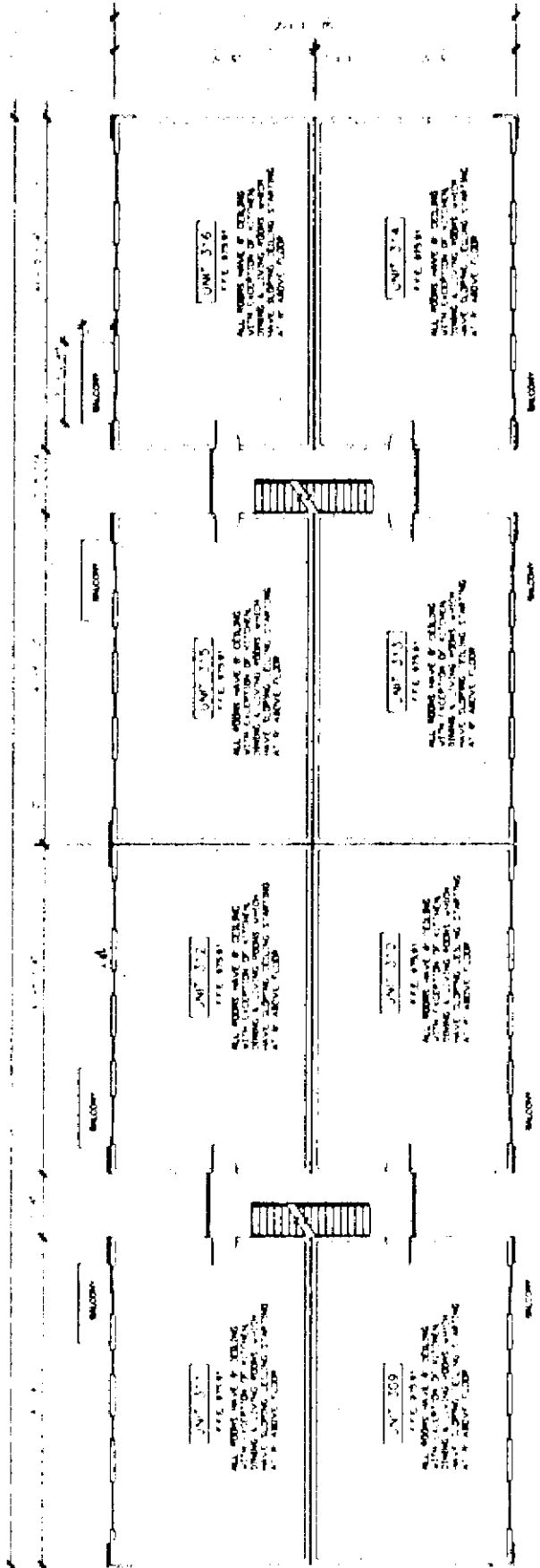
CONDOMINIUM COMMUNITY HORIZONTAL PROPERTY REGIME
 CAMPUS DOWNS CONDOMINIUMS PHASE B
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

1A

EXHIBIT "B"

					SECOND FLOOR PLAN CAMPUS DOWNS CONDOMINIUMS 205 SIMPSON AVENUE, LEXINGTON KENTUCKY	PROJECT NUMBER: 1000000000 DATE: 10/1/2010 SHEET NO. 3
					PROJECT: 1000000000 DATE: 10/1/2010 SHEET NO. 3	

PLAT CAB. SLIDE



THIRD FLOOR PLAN

CONDOMINIUM COMMUNITY HORIZONTAL PROPERTY REGIME
 CAMPUS DOWNS CONDOMINIUMS PHASE B
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

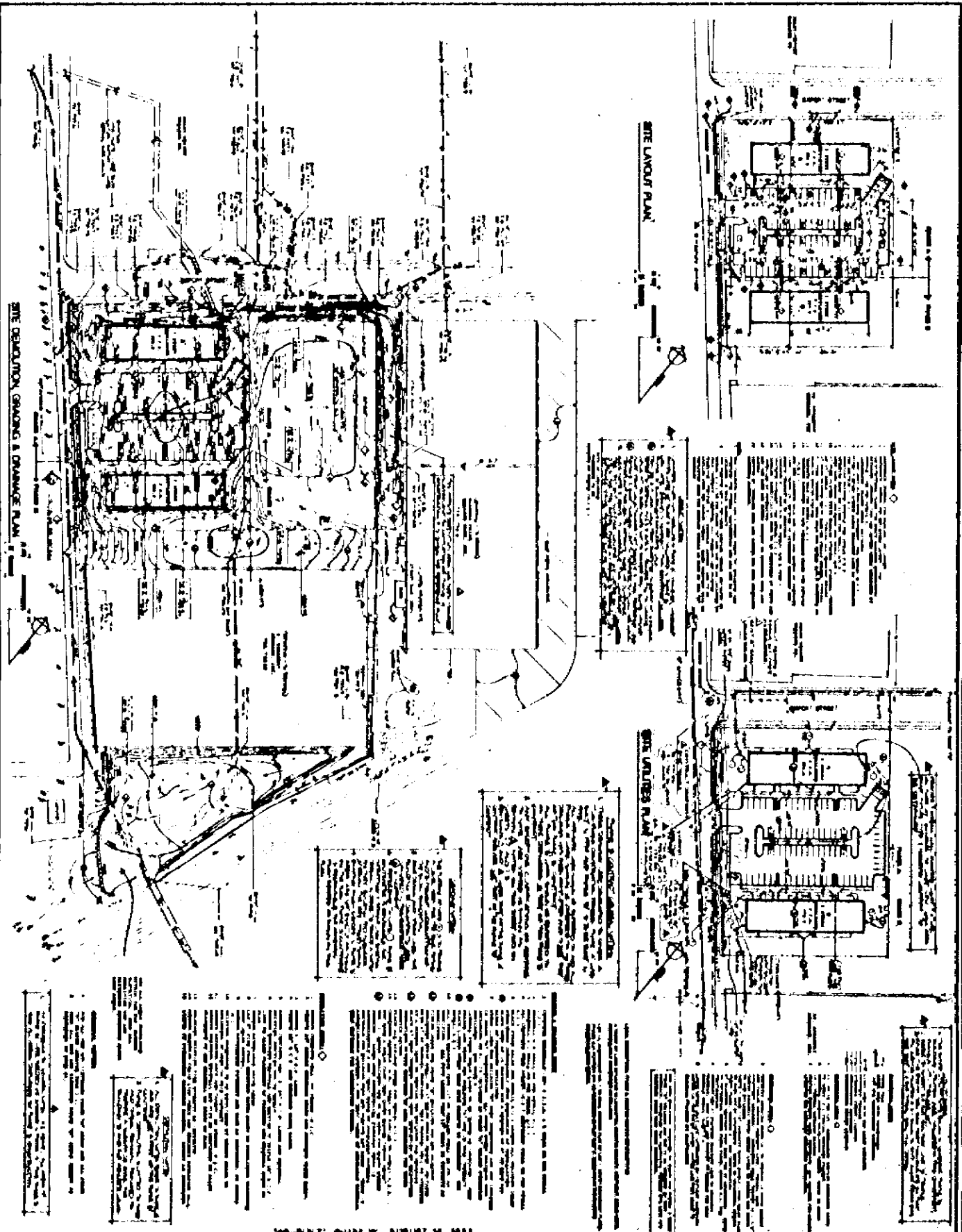
EXHIBIT "B"



THIRD FLOOR PLAN

CAMPUS DOWNS CONDOMINIUMS
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

DATE	NO.



<p>21</p>	<p>300-BUILD' PHASE V AUGUST 14, 1993 SITE LAYOUT, BRADING, DRAINAGE AND UTILITIES PLAN CAMPUS DOWNS CONDOMINIUMS LEXINGTON, KENTUCKY C.J.B. ENTERPRISES MUNCE, INDIANA</p>		
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EXHIBIT "A"

ENGINEER'S CERTIFICATION

I do hereby certify that this plan, when taken with the supplemental plans and necessary utility and sanitary sewer, gas, water, storm, and other numbers and dimensions of the lots is true.

Chas. A. Johnson
ENGINEER

8-27-45
DATE

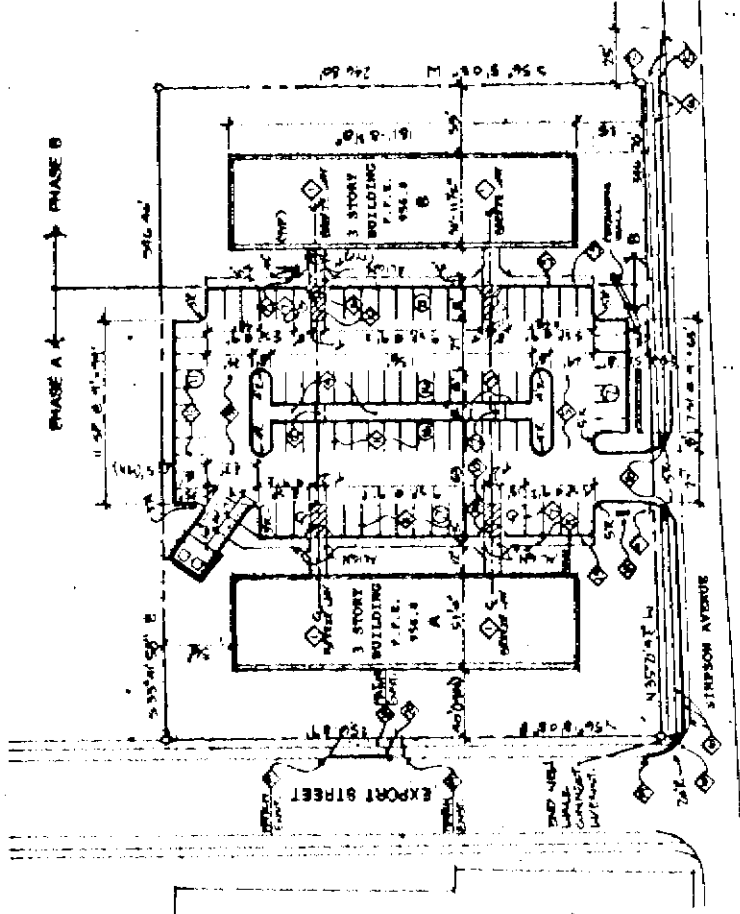
State of Kentucky, County of Fayette
Subscribed before me by Charles A. Johnson
this 27th day of August 1945.

Charles A. Johnson
NOTAR PUBLIC STATE OF KENTUCKY
MY COMMISSION EXPIRES 11-30-47

NOTES:

These are intended to be permanent, together, underground blanket easement for the benefit of the utility companies, General Telephone and Electric Company of Kentucky, American Water Co. and the Lexington-Fayette Urban County Government, and such other public or private utilities that may in the future provide service to the condominium units, which easement shall be used only for distributor and transmission lines, sanitary and stormwater facilities, only for the benefit and the improvement of the said condominium units, and shall not be used for any other purposes. Any destruction or damage of surface improvements or ground areas will be restored by, and at the expense of the respective utility to the satisfaction of the Lexington-Fayette Urban County Government or its duly authorized agent, and/or governmental or private entity, disturbing or damaging same.

Based on maps prepared by the Lexington-Fayette Urban County Government, the improvements on this property are not within a flood hazard area.



PHASE "B" SITE PLAN

SCALE 1" = 50'

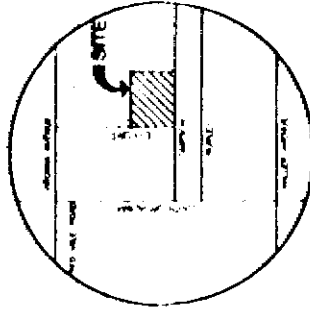
**LEGAL DESCRIPTION PHASE "B"
CAMPUS DOWNS CONDOMINIUMS**

A TRACT OF LAND SITUATED IN LEXINGTON, FAYETTE COUNTY, KENTUCKY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 18, AMENDMENT NO. 1, TO FINAL RECORD PLAT OF LOT 18, SOUTH BROADWAY PLACE, PHASE 1, A PORTION OF AS RECORDED IN PLAT CAB. " " SLIDE 119 IN THE FAYETTE COUNTY CLERK'S OFFICE.

CONDOMINIUM COMMUNITY HORIZONTAL PROPERTY REGIME
CAMPUS DOWNS CONDOMINIUMS PHASE B
205 SIMPSON AVENUE, LEXINGTON, KENTUCKY

VICINITY MAP

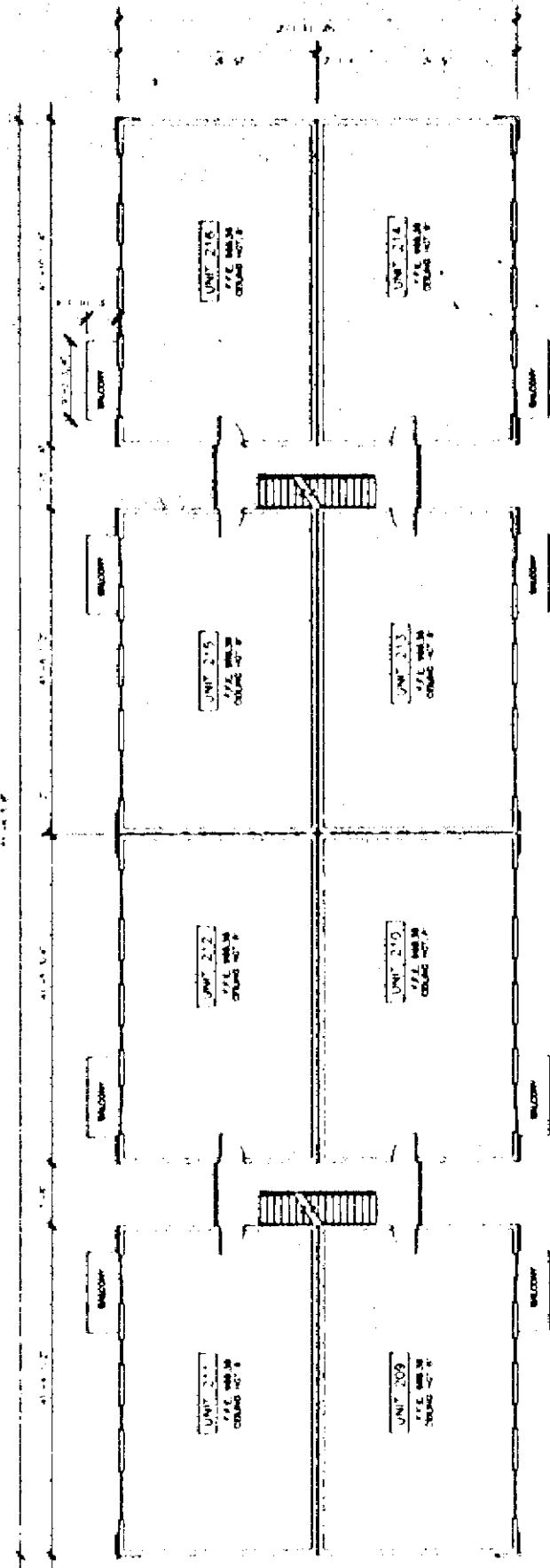


SHEET INDEX

1	SITE PLAN AND NOTES
2	FIRST FLOOR
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN

				PROJECT NUMBER 1129
				SHEET NUMBER 1
SITE PLAN AND NOTES				PROJECT NAME CAMPUS DOWNS CONDOMINIUMS 205 SIMPSON AVENUE, LEXINGTON, KENTUCKY

PLAT CAB. "SLIDE"



SECOND FLOOR PLAN
DATE: 11/17/10

CONDOMINIUM COMMUNITY HORIZONTAL PROPERTY REGIME
 CAMPUS DOWNS CONDOMINIUMS PHASE B
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

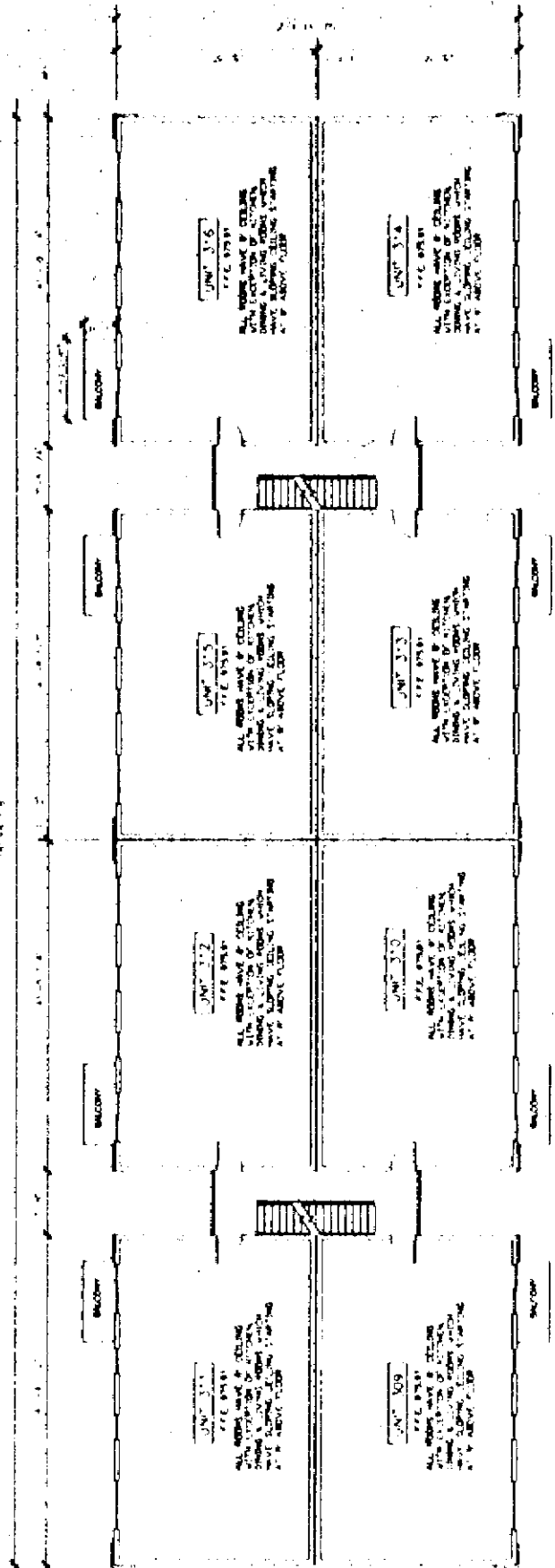
EXHIBIT 'B'



SECOND FLOOR PLAN
 CAMPUS DOWNS CONDOMINIUMS
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

PROJECT NUMBER	10000
DATE	11/17/10
SCALE	AS SHOWN
PROJECT NAME	CAMPUS DOWNS CONDOMINIUMS PHASE B
PROJECT ADDRESS	205 SIMPSON AVENUE, LEXINGTON KENTUCKY
PROJECT NUMBER	3

PLAT CAB. "SLIDE"

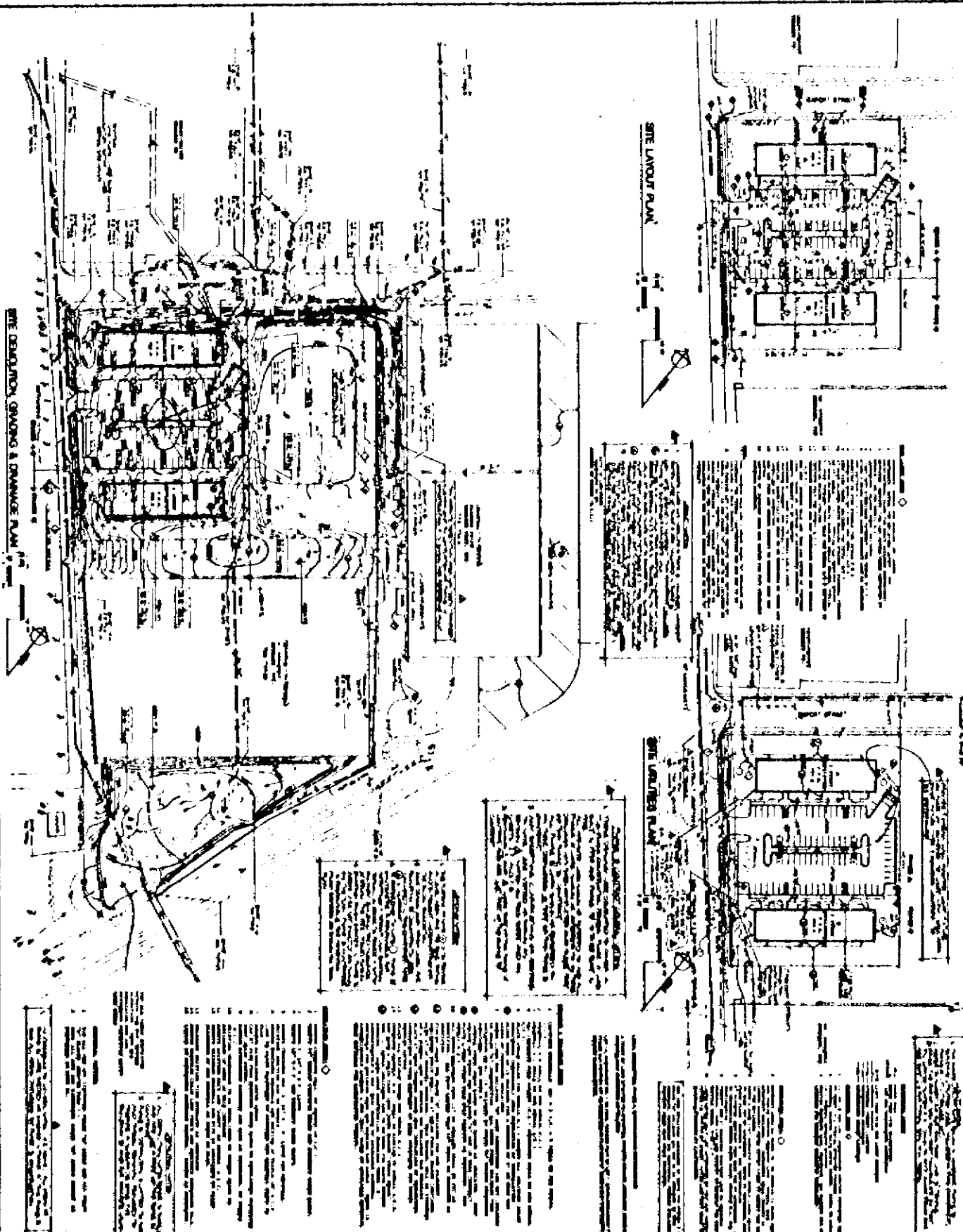


THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

CONDOMINIUM COMMUNITY HORIZONTAL PROPERTY REGIME
 CAMPUS DOWNS CONDOMINIUMS PHASE B
 205 SIMPSON AVENUE, LEXINGTON KENTUCKY

EXHIBIT 'B'

					THIRD FLOOR PLAN CAMPUS DOWNS CONDOMINIUMS 205 SIMPSON AVENUE, LEXINGTON KENTUCKY	SHEET NO. 4 OF 4
					DATE: 10/1/88 DRAWN BY: J.M. CHECKED BY: J.M. APPROVED BY: J.M.	



'90-BULK' PHASE 'B' AUGUST 14, 1991

SITE LAYOUT, GRADING, DRAINAGE AND UTILITIES PLAN

CAMPUS DOWNS CONDOMINIUMS
LEXINGTON, KENTUCKY

CJB ENTERPRISES MUNCIE, INDIANA



CJM
ARCHITECTS
1000 ...
LEXINGTON, KY ...

NO. 21	DATE	DESCRIPTION

Exhibit "C"

Par Values or Percentages

Unit Designation	Building Number	Unit Address	Unit Type	Par Value	Undivided Interests
PHASE I					
101	A	209 Simpson	B*	1.00	2.08
102	A	209 Simpson	A	1.00	2.08
103	A	209 Simpson	B	1.00	2.08
104	A	209 Simpson	A	1.00	2.08
105	A	209 Simpson	B	1.00	2.08
106	A	209 Simpson	A	1.00	2.08
107	A	209 Simpson	B	1.00	2.08
108	A	209 Simpson	A	1.00	2.08
201	A	209 Simpson	A	1.00	2.08
202	A	209 Simpson	A	1.00	2.08
203	A	209 Simpson	A	1.00	2.08
204	A	209 Simpson	A	1.00	2.08
205	A	209 Simpson	A	1.00	2.08
206	A	209 Simpson	A	1.00	2.08
207	A	209 Simpson	A	1.00	2.08
208	A	209 Simpson	A	1.00	2.08
301	A	209 Simpson	A	1.00	2.08
302	A	209 Simpson	A	1.00	2.08
303	A	209 Simpson	A	1.00	2.08
304	A	209 Simpson	A	1.00	2.08
305	A	209 Simpson	A	1.00	2.08
306	A	209 Simpson	A	1.00	2.08
307	A	209 Simpson	A	1.00	2.08
308	A	209 Simpson	A	1.00	2.08
PHASE II					
109	B	209 Simpson	B	1.00	2.08
110	B	209 Simpson	A	1.00	2.08
111	B	209 Simpson	B	1.00	2.08
112	B	209 Simpson	A	1.00	2.08
113	B	209 Simpson	B	1.00	2.08
114	B	209 Simpson	A	1.00	2.08
115	B	209 Simpson	B	1.00	2.08
116	B	209 Simpson	A	1.00	2.08
209	B	209 Simpson	A	1.00	2.08
210	B	209 Simpson	A	1.00	2.08
211	B	209 Simpson	A	1.00	2.08
212	B	209 Simpson	A	1.00	2.08
213	B	209 Simpson	A	1.00	2.08
214	B	209 Simpson	A	1.00	2.08
215	B	209 Simpson	A	1.00	2.08
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313	B	209 Simpson	A	1.00	2.08
314	B	209 Simpson	A	1.00	2.08
315	B	209 Simpson	A	1.00	2.08
316	B	209 Simpson	A	1.00	2.08

*Unit Type *B* is handicap adaptable.

I, Donald W Blevins, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: Bob HOLLIDAY, dc

199508230080

August 23, 1995

10:35:22 AM

Fees \$52.00

Tax \$0.00

Total Paid \$52.00

THIS IS THE LAST PAGE OF THE DOCUMENT

24 Pages

173 - 196