



Bobbie Holsclaw
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INST # 2020153444

BATCH # 242088

JEFFERSON CO, KY FEE \$50.00

PRESENTED ON: 08-05-2020 0 10:58:43 AM

LODGED BY: MCCLAIN DEWEES PLLC

RECORDED: 08-05-2020 10:58:43 AM

BOBBIE HOLSCLAW
CLERK

BY: TERESA HIGGS
RECORDING CLERK

BK: D 11753

PG: 674-679

FOURTH AMENDMENT TO MASTER DEED OF PARK PLACE LOFTS CONDOMINIUMS

This Fourth Amendment to Master Deed for Park Place Lofts Condominiums (the "Fourth Amendment") is made at the direction of the Park Place Lofts Council of Co-Owners, Inc. ("Declarant"), a Kentucky non-profit, non-stock corporation, whose mailing address is 445 Baxter Avenue, Louisville, Kentucky 40204, as a supplement to the Master Deed and Declaration Establishing Park Place Lofts ("Master Deed"), dated the 23rd day of June 2005 and filed of record in Deed Book 8646, Page 0057 in the Office of the Clerk of Jefferson County, Kentucky; as amended by that First Amendment to the Master Deed and Declaration Establishing Park Place Lofts ("First Amendment"), dated the 7th day of March 2006 and filed of record in Deed Book 8792, Page 0754, filed in the Office of the Clerk of Jefferson County, Kentucky; as amended by that Second Amendment to the Master Deed and Declaration Establishing Park Place Lofts ("Second Amendment"), dated the 20th day of August 2012 and filed of record in Deed Book 9958, Page 465, in the Office of the Clerk of Jefferson County, Kentucky:

WITNESSETH

WHEREAS, the Park Place Council of Co-Owners' Inc., as successor in interest to the Declarant, believes the Master Deed, as amended, needs to be further amended and this Amendment is necessary and desirable to clarify the square footage of the units;

WHEREAS, the Park Place Council of Co-Owners, Inc., at a duly called meeting on Jan. 29 2020, a having approved this Fourth Amendment by a vote of Unit Owners representing more than 50% interest in the expense percentage of the Association and otherwise pursuant Article XIV and other provisions of the Master Deed, as amended;

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, Park Place Council of Co-Owners, Inc. hereby declares that Section 2.7 of the

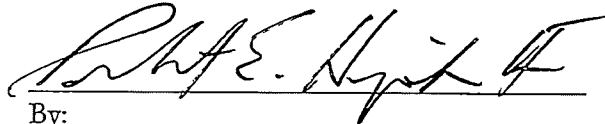
aforementioned Master Deed is hereby amended as follows and that all such property shall be owned, held, used, leased, conveyed, and occupied subject to the restrictions and conditions set forth in this Amendment as if these restrictions and conditions were included in and made a part of the Master Deed:

Section 2.7 Lease of Units.

- (a) Any lease of a Unit shall be in writing and shall be subject to the Condominium Documents as may be amended from time to time. No person may reside in a Unit, except the owner thereof, without having a written lease from the Unit Owner, which shall contain no provisions in violation of the Condominium Documents.
- (b) No Unit shall be used for transient or hotel purposes.
- (c) All leases shall be of duration 30 days or greater.
- (d) Nothing, however, in this Section 2.7 shall prohibit bona fide visitors, such as family members, from staying in the Unit as guests or house sitting for the Unit Owner.

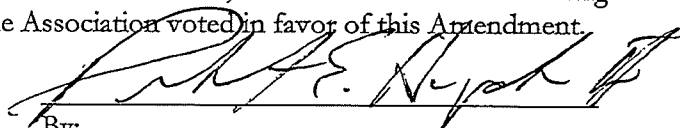
IN WITNESS WHEREOF, the Park Place Lofts Council of Co-Owners, Inc., has caused this Fourth Amendment to the Master Deed of the Park Place Lofts Condominiums to be executed this 28 day of January 2020.

PARK PLACE LOFTS COUNCIL OF CO-OWNERS, INC.



By:
Its: President

I, Rob Anderson, President of the Park Place Lofts Council of Co-Owners, Inc., certify that at a duly called meeting of the Park Place Lofts Council of Co-Owners, Inc., notice of such meeting having been provided to all association members and all first mortgagees of record and notice of which contained the full modification of this amendment, over Unit Owners constituting over 50 percent of the expense percentage of the Association voted in favor of this Amendment.

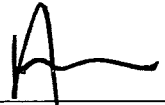


By:
Its: President

COUNTY OF JEFFERSON

) SS
)

I, a Notary Public within the Commonwealth of Kentucky, do hereby certify that on this the 28 day of January 2020, the foregoing instrument was subscribed and sworn to by Robert W. DeWees, President of the Park Place Lofts Council of Co-Owners, Inc., for and on behalf of the Park Place Lofts Council of Co-Owners, Inc.



NOTARY PUBLIC

My Commission Expires: 9-7-2020

This document prepared by:



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Tel: 502.749.2388

PARK PLACE LOFTS COUNCIL OF CO-OWNERS, INC.
 GENERAL BOARD MEETING - 1/28/2020

AMENDMENT FOUR APPROVAL 51.24%

Unit #	Owner Name	Percentage	Signature	Response
100	Nolan Kapp			Proxy
101	East Main Commercial, LLC, Terry & Jackie Tronzo	2.65%	<i>[Signature]</i>	
102-103	East Main Commercial, LLC, Terry & Jackie Tronzo	2.64%	<i>[Signature]</i>	
104	East Main Commercial, LLC, Terry & Jackie Tronzo	5.29%	<i>[Signature]</i>	
105-106	Jenny McMillan	2.09%	<i>[Signature]</i>	
107	Kathy Groves - BöbKat Holding LLC	4.24%	<i>[Signature]</i>	✓
108	Kathy Groves - BobKat Holding LLC	2.14%		
109	LHD East Main, LLC, Jane Cralle, Richard Kremer	2.10%		
110	Jane Cralle, J. Richard Kremer	2.10%		
200	Melissa Dennison	2.10%		
201	Jason Byrd	2.65%	<i>[Signature]</i>	yes
202	Robert E. Higdon, II, Mary B. Higdon	2.63%	<i>[Signature]</i>	
203	Mirabelle Reyes	2.64%		
204	Yvette Cabrera-Rojas	2.98%	<i>[Signature]</i>	off
205	Dave McGovern	2.09%	<i>[Signature]</i>	yes
206	Lori & Kevin Young	2.10%	<i>[Signature]</i>	
207	Matt Farra	2.08%		
208	Robert Laufer, Tim Gribas	2.09%	<i>[Signature]</i>	
209	Terri Rowland	2.09%	<i>[Signature]</i>	off
300	Lawrence Mason, Jr., Stephanie Mason	4.72%		
301	Winslow Hale, Rhonda Hale	4.06%	<i>[Signature]</i>	
302	Brian Brush	4.05%		
303	Henry Hawkins	3.97%	<i>[Signature]</i>	off
304	Daniel & Jean Smith	4.39%		
305	Robert Penha	3.77%	<i>[Signature]</i>	off
		3.76%		

306	Todd & Emily Bello		
307	Charles Shaver	3.75%	
308	Anne Shadle	3.75%	
309	Christopher George, Christina George	3.77%	<i>Christina George</i>
310	Spencer Joyce	3.76%	
G-1	Mirabelle Reyes	4.19%	
G-2	Kevin and Lori Young	0.67%	<i>Kevin & Lori Young</i>
G-3	East Main Commercial, LLC, Terry & Jackie Tronzo	0.67%	<i>Terry & Jackie Tronzo</i>
G-4	Charles Shaver	0.68%	
G-5	Henry Hawkins	0.67%	<i>Henry Hawkins</i>
G-6	Robert Laufer	0.67%	<i>Robert Laufer</i>
G-7	Jane Cralle, J. Richard Kremer	0.68%	
G-8	Nolan Kapp	0.68%	
		0.66%	