



WHEREAS, the condominium regime is now improved with those units referred to above in Building 5, and thereby having at present a total of fifty-three (53) units in five (5) buildings.

NOW, THEREFORE, the Developer, for the purposes hereinabove set forth and in accordance with the powers conferred and reserved to the Developer in the Master Deed for "Pinnacle Gardens Condominiums," recorded, does hereby amend the Master Deed by:

1. Declaring that the above named buildings and units are hereby annexed from the remaining "Reserved Area" and that said buildings and units are to be in all respects governed by the terms and provisions of the Master Deed and Declaration.

2. Amending the legal description of the units which are set forth in the Master Deed by adding the following units:

<u>BUILDING</u>	<u>UNIT</u>	<u>AREA (SQ. FT.)</u>		<u>PER CENT</u>
5	3400	1,484	(as built)	1.79%
5	3402	1,357	(as built)	1.64%
5	3404	1,539	(as built)	1.86%
5	3406	1,539	(as built)	1.86%
5	3408	1,322	(as built)	1.59%
5	3410	1,322	(as built)	1.59%
5	3412	1,539	(as built)	1.86%
5	3414	1,539	(as built)	1.86%
5	3416	1,539	(as built)	1.86%
5	3418	1,539	(as built)	1.86%
5	3420	1,357	(as built)	1.64%
5	3422	1,484	(as built)	1.79%

Said new unit's location, approximate area, number of rooms, structural changes and

common elements to which the new unit has access to are described and shown on a set of plans which are recorded simultaneously herewith. Said plans are incorporated herein by reference.

3. Amending the schedule of percentage of ownership interest in the common elements appurtenant to each unit to read as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The above schedule of percentage ownership in the common elements are calculated as set forth in the Master Deed, and this allocation is accomplished as follows:

(a) The Developer, the extent necessary, hereby exercising all of its rights conferred upon it by the Master Deed and Declaration and all powers of attorney granted to it by all unit owners of the existing units, thereby divesting them of that portion of their unit's share in the existing common elements which must be allocated to the new units to obtain the percentage interest in the aggregated common elements in each unit shown in the schedule attached as Exhibit "A".

(b) The Developer, to the extent necessary, hereby exercises all powers of attorney granted to it and powers of appointment reserved by it and hereby grants and conveys and sets over to each owner of existing units that share in the new common elements which is

necessary to obtain for each existing unit its share in the aggregated common elements as shown in the schedule attached as Exhibit "A".

(c) In other means supportable in law or in equity on the basis of the Master Deed, the deeds to each purchaser, and this amended declaration.

(d) The meaning of all of the terms referred to herein are as described in the Master Deed and Declaration.

Except as set forth herein, the Declaration of Master Deed for "Pinnacle Gardens Condominiums", shall remain in full force and effect.

(4) Developer hereby verifies true all of the information contained in this amendment.

(5) Lender joins herein only for the purpose of consenting and does hereby consent to this Amendment of the Master Deed for Pinnacle Gardens Condominiums. Developer does hereby agree that the lien rights of Lender are hereby transferred to the individual units herein created.

IN TESTIMONY WHEREOF, witness the signature of Michael S. Danzinger, Member of PGD of Kentucky, LLC, and Juan P. Vassallo as First Vice President of Stock Yards Bank and Trust Company, this 22 day of April, 2003.



PGD OF KENTUCKY, LLC

BY:

*Michael S. Danzinger*  
Michael S. Danzinger, Member

STOCK YARDS BANK AND TRUST COMPANY

BY: *[Signature]*, FVP

STATE OF KENTUCKY            )  
  ) SCT.  
COUNTY OF JEFFERSON        )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing instrument was produced to me in the State and County and acknowledged and delivered before me by Michael S. Danzinger, Member of PGD of Kentucky, LLC., on behalf of same.

Witness my hand this 21<sup>st</sup> day of April, 2003.

*Dorinda G. Talle*  
Notary Public, Jefferson County, Kentucky  
My commission expires: 11/3/2005.

STATE OF KENTUCKY )  
 ) SCT.  
COUNTY OF JEFFERSON )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing was produced to me in the State and County and acknowledged and delivered before me by Juan P. Healy as Act Vice President of Stock Yards Bank and Trust Company, on behalf of same.

Witness my hand this 22<sup>nd</sup> day of April, 2003.

Sammy R. Kraft  
Notary Public, Jefferson County, Kentucky  
My commission expires Oct 17, 2006

This Instrument Prepared by:

Arthur W. Howard

Arthur W. Howard, Attorney  
6200 Dutchmans Lane, Suite 206  
Louisville, Ky. 40206

**Recorded in Flat Book**  
No. 94 Page 38+39  
Book No. 1610

Document No.: 08:003086150  
Logged By: HOWARD  
Recorded On: 04/23/2003 09:53:10  
Total Fees: 22.00  
Transfer Tax: .60  
County Clerk: Ronnie Holstlaw-JEFF CO KY  
Deputy Clerk: TRAVIS

EXHIBIT "A"

08 08120PG0381

4-15-03

## PINNACLE GARDENS CONDOMINIUMS

UNIT	BUILDING NO.	SQ. FT.	%
3401	6	1770	2.14
3403	6	1602	1.93
3405	6	1678	2.02
3407	6	1678	2.02
3409	6	1678	2.02
3411	6	1678	2.02
3413	6	1678	2.02
3415	6	1678	2.02
3417	6	1678	2.02
3419	6	1678	2.02
3421	6	1602	1.93
3423	6	1770	2.14
13527	7	1774	2.14
13529	7	1612	1.94
13531	7	1691	2.04
13528	8	1770	2.14
13530	8	1602	1.93
13532	8	1681	2.03
13534	8	1675	2.02
13536	8	1679	2.02
13538	8	1677	2.02
13540	8	1677	2.02
13542	8	1677	2.02
13544	8	1682	2.03
13546	8	1683	2.03
13548	8	1684	2.03



A-1503

08 08 12 0PG0382

## PINNACLE GARDENS CONDOMINIUMS

UNIT	BUILDING NO.	SQ. FT.	%
13550	8	1681	2.03
13552	8	1608	1.94
13554	8	1647	2.00
13500	1	1484	1.79
13502	1	1357	1.64
13504	1	1322	1.59
13506	1	1322	1.59
13508	1	1322	1.59
13510	1	1322	1.59
13512	1	1322	1.59
13514	1	1322	1.59
13516	1	1539	1.86
13518	1	1539	1.86
13520	1	1357	1.64
13522	1	1484	1.79
3400	5	1484	1.79
3402	5	1357	1.64
3404	5	1539	1.86
3406	5	1539	1.86
3408	5	1322	1.59
3410	5	1322	1.59
3412	5	1539	1.86
3414	5	1539	1.86
3416	5	1539	1.86
3418	5	1539	1.86
3420	5	1357	1.64
3422	5	1484	1.79
		82,920	100.00

SHEET 2 OF 2

END OF DOCUMENT



**AMENDMENT TO THE MASTER DEED AND  
DECLARATION FOR  
"PINNACLE GARDENS CONDOMINIUMS"**

This Amendment made and entered into by PGD of Kentucky, Inc., hereinafter referred to as "Developer", and Stock Yards Bank and Trust Company, hereinafter referred to as "Lender".

**WITNESSETH;**

**WHEREAS**, by a Condominium Declaration of Master Deed for Pinnacle Gardens Condominiums, dated the 31st day of October, 2000, and appearing of record in Deed Book 7538, Page 0001, in the Office of the Clerk of Jefferson County, Kentucky, the Developer subjected and submitted certain real property to the horizontal property law, as amended; and,

**WHEREAS**, under the Master Deed the right was specifically reserved unto the Developer to create, add and subject other buildings and units to the condominium regime within the "Reserved Areas"; and,

**WHEREAS**, the Developer is the owner and wishes to add to the condominium regime the following described units which are presently a part of the "Reserved Area" referred to in said Master Deed:

Building 2	Units 13630, 13632, 13634, 13636, 13638, 13640, 13642, 13644, 13646, 13648, 13650, 13652, 13654, and 13656;
------------	--

WHEREAS, the condominium regime is now improved with those units referred to above in Building 2, and thereby having at present a total of sixty-seven (67) units in six (6) buildings.

NOW, THEREFORE, the Developer, for the purposes hereinabove set forth and in accordance with the powers conferred and reserved to the Developer in the Master Deed for "Pinnacle Gardens Condominiums," recorded, does hereby amend the Master Deed by:

1. Declaring that the above named buildings and units are hereby annexed from the remaining "Reserved Area" and that said buildings and units are to be in all respects governed by the terms and provisions of the Master Deed and Declaration.

2. Amending the legal description of the units which are set forth in the Master Deed by adding the following units:

<u>BUILDING</u>	<u>UNIT</u>	<u>AREA (SQ. FT.)</u>		<u>PER CENT</u>
2	13630	1,484	(as built)	1.44%
2	13632	1,357	(as built)	1.32%
2	13634	1,539	(as built)	1.49%
2	13636	1,539	(as built)	1.49%
2	13638	1,539	(as built)	1.49%
2	13640	1,539	(as built)	1.49%
2	13642	1,539	(as built)	1.49%
2	13644	1,539	(as built)	1.49%
2	13646	1,322	(as built)	1.28%
2	13648	1,322	(as built)	1.28%
2	13650	1,322	(as built)	1.28%
2	13652	1,322	(as built)	1.28%
2	13654	1,351	(as built)	1.32%
2	13656	1,484	(as built)	1.44%

Said new unit's location, approximate area, number of rooms, structural changes and common elements to which the new unit has access to are described and shown on a set of plans which are recorded simultaneously herewith. Said plans are incorporated herein by reference.

3. Amending the schedule of percentage of ownership interest in the common elements appurtenant to each unit to read as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The above schedule of percentage ownership in the common elements are calculated as set forth in the Master Deed, and this allocation is accomplished as follows:

(a) The Developer, the extent necessary, hereby exercising all of its rights conferred upon it by the Master Deed and Declaration and all powers of attorney granted to it by all unit owners of the existing units, thereby divesting them of that portion of their unit's share in the existing common elements which must be allocated to the new units to obtain the percentage interest in the aggregated common elements in each unit shown in the schedule attached as Exhibit "A".

(b) The Developer, to the extent necessary, hereby exercises all powers of attorney granted to it and powers of appointment reserved by it and hereby grants and conveys and sets

over to each owner of existing units that share in the new common elements which is necessary to obtain for each existing unit its share in the aggregated common elements as shown in the schedule attached as Exhibit "A".

(c) In other means supportable in law or in equity on the basis of the Master Deed, the deeds to each purchaser, and this amended declaration.

(d) The meaning of all of the terms referred to herein are as described in the Master Deed and Declaration.

Except as set forth herein, the Declaration of Master Deed for "Pinnacle Gardens Condominiums", shall remain in full force and effect.

(4) Developer hereby verifies true all of the information contained in this amendment.

(5) Lender joins herein only for the purpose of consenting and does hereby consent to this Amendment of the Master Deed for Pinnacle Gardens Condominiums. Developer does hereby agree that the lien rights of Lender are hereby transferred to the individual units herein created.

IN TESTIMONY WHEREOF, witness the signature of Michael S. Danzinger, Member of PGD of Kentucky, LLC, and Juan P. Vassallo as First Vice President of Stock Yards Bank and Trust Company, this 25 day of June, 2003.





STATE OF KENTUCKY )  
 ) SCT.  
COUNTY OF JEFFERSON )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing was produced to me in the State and County and acknowledged and delivered before me by Juan P. Vessallo as First Vice President of Stock Yards Bank and Trust Company, on behalf of same.

Witness my hand this 25 day of June, 2003.

Sammy R Keefe  
Notary Public, Jefferson County, Kentucky  
My commission expires: Oct. 17, 2006

This Instrument Prepared by:

Arthur W. Howard  
Arthur W. Howard, Attorney  
6200 Dutchmans Lane, Suite 206  
Louisville, Ky. 40206

6-17-03

 18176PG0035  
 PINNACLE GARDENS CONDOMINIUMS  
EX 'A'

UNIT	BUILDING No.	SQ. FT.	%
3401	6	1770	1.72
3403	6	1602	1.55
3405	6	1678	1.63
3407	6	1678	1.63
3409	6	1678	1.63
3411	6	1678	1.63
3413	6	1678	1.63
3415	6	1678	1.63
3417	6	1678	1.63
3419	6	1678	1.63
3421	6	1602	1.55
3423	6	1770	1.72
13527	7	1774	1.72
13529	7	1612	1.56
13531	7	1691	1.64
13528	8	1770	1.72
13530	8	1602	1.55
13532	8	1681	1.63
13534	8	1675	1.62
13536	8	1679	1.63
13538	8	1677	1.63
13540	8	1677	1.63
13542	8	1677	1.63
13544	8	1682	1.63
13546	8	1683	1.63
13548	8	1684	1.63



6-17-03

UNIT	BUILDING NO.	SQ. FT.	%
13550	8	1681	1.63
13552	8	1608	1.56
13554	8	1647	1.60
13500	1	1484	1.44
13502	1	1357	1.32
13504	1	1322	1.28
13506	1	1322	1.28
13508	1	1322	1.28
13510	1	1322	1.28
13512	1	1322	1.28
13514	1	1322	1.28
13516	1	1539	1.49
13518	1	1539	1.49
13520	1	1357	1.32
13522	1	1484	1.44
3400	5	1484	1.44
3402	5	1357	1.32
3404	5	1539	1.49
3406	5	1539	1.49
3408	5	1322	1.28
3410	5	1322	1.28
3412	5	1539	1.49
3414	5	1539	1.49
3416	5	1539	1.49
3418	5	1539	1.49
3420	5	1357	1.32
3422	5	1484	1.44



2-17-03

DB 08176PG0037

UNIT	BUILDING NO.	SQ. FT.	%
13630	2	1484	1.44
13632	2	1357	1.32
13634	2	1539	1.49
13636	2	1539	1.49
13638	2	1539	1.49
13640	2	1539	1.49
13642	2	1539	1.49
13644	2	1539	1.49
13646	2	1322	1.28
13648	2	1322	1.28
13650	2	1322	1.28
13652	2	1322	1.28
13654	2	1357	1.32
13656	2	1484	1.44
		103,124	100.00

Recorded in Plat Book

No. 96 Page 12-13  
Part No. 1644

Document No.: DN2003142406  
Lodged By: EQUITY TITLE  
Recorded On: 06/27/2003 10:18:57  
Total Fees: 24.00  
Transfer Tax: .00  
County Clerks: Bobbie Holzman-JEFF CO KY  
Deputy Clerks: KELMOL

END OF DOCUMENT

SHEET 3 OF 3

**AMENDMENT TO THE MASTER DEED AND  
DECLARATION FOR  
"PINNACLE GARDENS CONDOMINIUMS"**

This Amendment made and entered into by PGD of Kentucky, Inc., hereinafter referred to as "Developer", and Stock Yards Bank and Trust Company, hereinafter referred to as "Lender".

**WITNESSETH;**

**WHEREAS**, by a Condominium Declaration of Master Deed for Pinnacle Gardens Condominiums, dated the 31st day of October, 2000, and appearing of record in Deed Book 7538, Page 0001, in the Office of the Clerk of Jefferson County, Kentucky, the Developer subjected and submitted certain real property to the horizontal property law, as amended; and,

**WHEREAS**, under the Master Deed the right was specifically reserved unto the Developer to create, add and subject other buildings and units to the condominium regime within the "Reserved Areas"; and,

**WHEREAS**, the Developer is the owner and wishes to add to the condominium regime the following described units which are presently a part of the "Reserved Area" referred to in said Master Deed:

Building 4	Units 13601, 13603, 13605, 13607, 13609, 13611, 13613, 13615, 13617, 13619, 13621, 13623 and 13625
------------	---

#

WHEREAS, the condominium regime is now improved with those units referred to above in Building 4 and thereby having at present a total of eighty (80) units in seven (7) buildings.

NOW, THEREFORE, the Developer, for the purposes hereinabove set forth and in accordance with the powers conferred and reserved to the Developer in the Master Deed for "Pinnacle Gardens Condominiums," recorded, does hereby amend the Master Deed by:

1. Declaring that the above named buildings and units are hereby annexed from the remaining "Reserved Area" and that said buildings and units are to be in all respects governed by the terms and provisions of the Master Deed and Declaration.

2. Amending the legal description of the units which are set forth in the Master Deed by adding the following units:

<u>BUILDING</u>	<u>UNIT</u>	<u>AREA (SQ. FT.)</u>		<u>PER CENT</u>
4	13601	1,484	(as built)	1.21%
4	13603	1,357	(as built)	1.11%
4	13605	1,539	(as built)	1.25%
4	13607	1,539	(as built)	1.25%
4	13609	1,539	(as built)	1.25%
4	13611	1,539	(as built)	1.25%
4	13613	1,539	(as built)	1.25%
4	13615	1,539	(as built)	1.25%
4	13617	1,539	(as built)	1.25%
4	13619	1,539	(as built)	1.25%
4	13621	1,539	(as built)	1.25%
4	13623	1,357	(as built)	1.11%
4	13625	1,484	(as built)	1.21%



Said new unit's location, approximate area, number of rooms, structural changes and common elements to which the new unit has access to are described and shown on a set of plans which are recorded simultaneously herewith. Said plans are incorporated herein by reference.

3. Amending the schedule of percentage of ownership interest in the common elements appurtenant to each unit to read as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The above schedule of percentage ownership in the common elements are calculated as set forth in the Master Deed, and this allocation is accomplished as follows:

(a) The Developer, the extent necessary, hereby exercising all of its rights conferred upon it by the Master Deed and Declaration and all powers of attorney granted to it by all unit owners of the existing units, thereby divesting them of that portion of their unit's share in the existing common elements which must be allocated to the new units to obtain the percentage interest in the aggregated common elements in each unit shown in the schedule attached as Exhibit "A".

(b) The Developer, to the extent necessary, hereby exercises all powers of attorney granted to it and powers of appointment reserved by it and hereby grants and conveys and sets



over to each owner of existing units that share in the new common elements which is necessary to obtain for each existing unit its share in the aggregated common elements as shown in the schedule attached as Exhibit "A".

(c) In other means supportable in law or in equity on the basis of the Master Deed, the deeds to each purchaser, and this amended declaration.

(d) The meaning of all of the terms referred to herein are as described in the Master Deed and Declaration.

Except as set forth herein, the Declaration of Master Deed for "Pinnacle Gardens Condominiums", shall remain in full force and effect.

(4) Developer hereby verifies true all of the information contained in this amendment.

(5) Lender joins herein only for the purpose of consenting and does hereby consent to this Amendment of the Master Deed for Pinnacle Gardens Condominiums. Developer does hereby agree that the lien rights of Lender are hereby transferred to the individual units herein created.

IN TESTIMONY WHEREOF, witness the signature of Michael S. Danzinger, Member of PGD of Kentucky, LLC, and Juan P. Vassallo as First Vice President of Stock Yards Bank and Trust Company, this 15 day of October, 2003.



STATE OF KENTUCKY )  
 ) SCT.  
COUNTY OF JEFFERSON )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing was produced to me in the State and County and acknowledged and delivered before me by Juan P. Vassallo as First Vice President of Stock Yards Bank and Trust Company, on behalf of same.

Witness my hand this 15 day of October, 2003.

Sammy R. Kraft  
Notary Public, Jefferson County, Kentucky

My commission expires: Notary Public, Jefferson County, KY  
My commission expires Oct. 17, 2006

This Instrument Prepared by:

Arthur W. Howard  
Arthur W. Howard, Attorney  
6200 Dutchmans Lane, Suite 206  
Louisville, Ky. 40206

**Recorded In Flat Book**

No. 98 Page 42-43  
Part No. 1693

Document No.: DH2003241435  
Lodged By: HOWARD  
Recorded On: 10/17/2003 09:47:42  
Total Fees: 24.00  
Transfer Tax: .00  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: EVENAY



10-27-63

Exhibit "A"

08 08276PG0102

## PINNACLE GARDENS CONDOMINIUMS

UNIT	BUILDING NO.	SQ. FT.	%
3401	6	1770	1.44
3403	6	1602	1.32
3405	6	1678	1.37
3407	6	1678	1.37
3409	6	1678	1.37
3411	6	1678	1.37
3413	6	1678	1.37
3415	6	1678	1.37
3417	6	1678	1.37
3419	6	1678	1.37
3421	6	1602	1.32
3423	6	1770	1.44
13527	7	1774	1.45
13529	7	1612	1.31
13531	7	1691	1.38
13528	8	1770	1.44
13530	8	1602	1.32
13532	8	1681	1.37
13534	8	1675	1.37
13536	8	1679	1.37
13538	8	1677	1.37
13540	8	1677	1.37
13542	8	1677	1.37
13544	8	1682	1.37
13546	8	1683	1.37
13548	8	1684	1.37

10-07-03

08 08276PG0103

UNIT	BUILDING NO.	SQ. FT.	%
13550	8	1681	1.37
13552	8	1608	1.31
13554	8	1647	1.34
13500	1	1484	1.21
13502	1	1357	1.11
13504	1	1322	1.08
13506	1	1322	1.08
13508	1	1322	1.08
13510	1	1322	1.08
13512	1	1322	1.08
13514	1	1322	1.08
13516	1	1539	1.25
13518	1	1539	1.25
13520	1	1357	1.11
13522	1	1484	1.21
3400	5	1484	1.21
3402	5	1357	1.11
3404	5	1539	1.25
3406	5	1539	1.25
3408	5	1322	1.08
3410	5	1322	1.08
3412	5	1539	1.25
3414	5	1539	1.25
3416	5	1539	1.25
3418	5	1539	1.25
3420	5	1357	1.11
3422	5	1484	1.21

10-07-03

08276PG0104

UNIT	BUILDING NO.	SQ. FT.	%
13630	2	1484	1.21
13632	2	1357	1.11
13634	2	1539	1.25
13636	2	1539	1.25
13638	2	1539	1.25
13640	2	1539	1.25
13642	2	1539	1.25
13644	2	1539	1.25
13646	2	1322	1.08
13648	2	1322	1.08
13650	2	1322	1.08
13652	2	1322	1.08
13654	2	1357	1.11
13656	2	1484	1.21
13601	4	1484	1.21
13603	4	1357	1.11
13605	4	1539	1.25
13607	4	1539	1.25
13609	4	1539	1.25
13611	4	1539	1.25
13613	4	1539	1.25
13615	4	1539	1.25
13617	4	1539	1.25
13619	4	1539	1.25
13621	4	1539	1.25
13623	4	1357	1.11
13625	4	1484	1.21

END OF DOCUMENT

122,657

100.00

SHEET 2 OF 2



10

**AMENDMENT TO THE MASTER DEED AND  
DECLARATION FOR  
"PINNACLE GARDENS CONDOMINIUMS"**

This Amendment made and entered into by PGD of Kentucky, Inc., hereinafter referred to as "Developer", and Stock Yards Bank and Trust Company, hereinafter referred to as "Lender".

**WITNESSETH;**

**WHEREAS**, by a Condominium Declaration of Master Deed for Pinnacle Gardens Condominiums, dated the 31st day of October, 2000, and appearing of record in Deed Book 7538, Page 0001, in the Office of the Clerk of Jefferson County, Kentucky, the Developer subjected and submitted certain real property to the horizontal property law, as amended; and,

**WHEREAS**, under the Master Deed the right was specifically reserved unto the Developer to create, add and subject other buildings and units to the condominium regime within the "Reserved Areas"; and,

**WHEREAS**, the Developer is the owner and wishes to add to the condominium regime the following described units which are presently a part of the "Reserved Area" referred to in said Master Deed:

Building 3	Units 13600, 13602, 13604, 13606, 13608, 13610, 13612, 13614, 13616, 13618, 13620, 13622, 13624 and 13626
------------	--

WHEREAS, the condominium regime is now improved with those units referred to above in Building 3 and thereby having at present a total of ninety-four (94) units in eight (8) buildings.

NOW, THEREFORE, the Developer, for the purposes hereinabove set forth and in accordance with the powers conferred and reserved to the Developer in the Master Deed for "Pinnacle Gardens Condominiums," recorded, does hereby amend the Master Deed by:

1. Declaring that the above named buildings and units are hereby annexed from the remaining "Reserved Area" and that said buildings and units are to be in all respects governed by the terms and provisions of the Master Deed and Declaration.

2. Amending the legal description of the units which are set forth in the Master Deed by adding the following units:

<u>BUILDING</u>	<u>UNIT</u>	<u>AREA (SQ. FT.)</u>		<u>PER CENT</u>
3	13600	1,484	(as built)	1.03%
3	13602	1,357	(as built)	0.94%
3	13604	1,539	(as built)	1.07%
3	13606	1,539	(as built)	1.07%
3	13608	1,539	(as built)	1.07%
3	13610	1,539	(as built)	1.07%
3	13612	1,539	(as built)	1.07%
3	13614	1,539	(as built)	1.07%
3	13616	1,539	(as built)	1.07%
3	13618	1,539	(as built)	1.07%
3	13620	1,539	(as built)	1.07%
3	13622	1,539	(as built)	1.07%
3	13624	1,357	(as built)	0.94%
3	13626	1,484	(as built)	1.03%

Said new unit's location, approximate area, number of rooms, structural changes and common elements to which the new unit has access to are described and shown on a set of plans which are recorded simultaneously herewith. Said plans are incorporated herein by reference.

3. Amending the schedule of percentage of ownership interest in the common elements appurtenant to each unit to read as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

The above schedule of percentage ownership in the common elements are calculated as set forth in the Master Deed, and this allocation is accomplished as follows:

(a) The Developer, the extent necessary, hereby exercising all of its rights conferred upon it by the Master Deed and Declaration and all powers of attorney granted to it by all unit owners of the existing units, thereby divesting them of that portion of their unit's share in the existing common elements which must be allocated to the new units to obtain the percentage interest in the aggregated common elements in each unit shown in the schedule attached as Exhibit "A".

(b) The Developer, to the extent necessary, hereby exercises all powers of attorney granted to it and powers of appointment reserved by it and hereby grants and conveys and sets



over to each owner of existing units that share in the new common elements which is necessary to obtain for each existing unit its share in the aggregated common elements as shown in the schedule attached as Exhibit "A".

(c) In other means supportable in law or in equity on the basis of the Master Deed, the deeds to each purchaser, and this amended declaration.

(d) The meaning of all of the terms referred to herein are as described in the Master Deed and Declaration.

Except as set forth herein, the Declaration of Master Deed for "Pinnacle Gardens Condominiums", shall remain in full force and effect.

(4) Developer hereby verifies true all of the information contained in this amendment.

(5) Lender joins herein only for the purpose of consenting and does hereby consent to this Amendment of the Master Deed for Pinnacle Gardens Condominiums. Developer does hereby agree that the lien rights of Lender are hereby transferred to the individual units herein created.

IN TESTIMONY WHEREOF, witness the signature of Michael S. Danzinger, Member of PGD of Kentucky, LLC, and Juan P. Vassallo as First Vice President of Stock Yards Bank and Trust Company, this 25 day of November, 2003.

PGD OF KENTUCKY, LLC

BY: Michael S. Danzinger  
Michael S. Danzinger, Member

STOCK YARDS BANK AND TRUST COMPANY

BY: James P. Cavallo, First V.P.

STATE OF KENTUCKY            )  
  ) SCT.  
COUNTY OF JEFFERSON        )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing instrument was produced to me in the State and County and acknowledged and delivered before me by Michael S. Danzinger, Member of PGD of Kentucky, LLC., on behalf of same.

Witness my hand this 24<sup>th</sup> day of November 2003.

Donna G. Solle  
Notary Public, Jefferson County, Kentucky  
My commission expires: 11/3/2005.

STATE OF KENTUCKY )  
 ) SCT.  
COUNTY OF JEFFERSON )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing was produced to me in the State and County and acknowledged and delivered before me by Juan P. Vassonias First Vice Pres of Stock Yards Bank and Trust Company, on behalf of same.

Witness my hand this 25 day of November 2003.

Sammy R. Kraft

Notary Public, Jefferson County, Kentucky  
My commission expires: Notary Public, State of Larga, KY  
My commission expires Oct. 17, 2006

This Instrument Prepared by:

Arthur W. Howard

Arthur W. Howard, Attorney  
6200 Dutchmans Lane, Suite 206  
Louisville, Ky. 40206



11-18-03

## PINNACLE GARDENS CONDOMINIUMS

UNIT	BUILDING NO.	SQ. FT.	%
3401	6	1770	1.24
3403	6	1602	1.12
3405	6	1678	1.17
3407	6	1678	1.17
3409	6	1678	1.17
3411	6	1678	1.17
3413	6	1678	1.17
3415	6	1678	1.17
3417	6	1678	1.17
3419	6	1678	1.17
3421	6	1602	1.12
3423	6	1770	1.24
13527	7	1774	1.24
13529	7	1612	1.12
13531	7	1691	1.18
13528	8	1770	1.24
13530	8	1602	1.11
13532	8	1681	1.17
13534	8	1675	1.17
13536	8	1679	1.17
13538	8	1677	1.17
13540	8	1677	1.17
13542	8	1677	1.17
13544	8	1682	1.17
13546	8	1683	1.17
13548	8	1684	1.17

SHEET 1 OF 2

11-18-03

UNIT	BUILDING NO.	SQ. FT.	%
13550	8	1621	1.17
13552	8	1608	1.12
13554	8	1647	1.15
13500	1	1484	1.03
13502	1	1357	0.94
13504	1	1322	0.92
13506	1	1322	0.92
13508	1	1322	0.92
13510	1	1322	0.92
13512	1	1322	0.92
13514	1	1322	0.92
13516	1	1539	1.07
13518	1	1539	1.07
13520	1	1357	0.94
13522	1	1484	1.03
3400	5	1484	1.03
3402	5	1357	0.94
3404	5	1539	1.07
3406	5	1539	1.07
3408	5	1322	0.92
3410	5	1322	0.92
3412	5	1539	1.07
3414	5	1539	1.07
3416	5	1539	1.07
3418	5	1539	1.07
3420	5	1357	0.94
3422	5	1484	1.03

SHEET 2 OF 4

11-18-03

UNIT	BUILDING No	SQ. FT.	%
13630	2	1484	1.03
13632	2	1357	0.94
13634	2	1539	1.07
13636	2	1539	1.07
13638	2	1539	1.07
13640	2	1539	1.07
13642	2	1539	1.07
13644	2	1539	1.07
13646	2	1322	0.92
13648	2	1322	0.92
13650	2	1322	0.92
13652	2	1322	0.92
13654	2	1357	0.94
13656	2	1484	1.03
13601	4	1484	1.03
13603	4	1357	0.94
13605	4	1539	1.07
13607	4	1539	1.07
13609	4	1539	1.07
13611	4	1539	1.07
13613	4	1539	1.07
13615	4	1539	1.07
13617	4	1539	1.07
13619	4	1539	1.07
13621	4	1539	1.07
13623	4	1357	0.94
13625	4	1484	1.03

SHEET 3 OF 4



11-18-03

UNIT	BUILDING No	SQ.FT.	%
13600	3	1484	1.03
13602	3	1357	0.94
13604	3	1539	1.07
13606	3	1539	1.07
13608	3	1539	1.07
13610	3	1539	1.07
13612	3	1539	1.07
13614	3	1539	1.07
13616	3	1539	1.07
13618	3	1539	1.07
13620	3	1539	1.07
13622	3	1539	1.07
13624	3	1357	0.94
13626	3	1484	1.03
		<u>143,729</u>	<u>100.00</u>

Certs  
**Recorded In Plat Book** SHEET 4 OF 4  
 No. 99 PAGE 34-35  
 Cert No. 1711

Document No.: DH2003273540  
 Lodged By: howard  
 Recorded On: 11/26/2003 09:58:29  
 Total Fees: 26.00  
 Transfer Tax: .00  
 County Clerk: BOBBIE HOLSCAM-JEFF CO KY  
 Deputy Clerk: YULL062

END OF DOCUMENT

**AMENDMENT TO THE MASTER DEED AND  
DECLARATION FOR  
"PINNACLE GARDENS CONDOMINIUMS"**

This Amendment made and entered into by PGD of Kentucky, LLC., hereinafter referred to as "Developer",

**WITNESSETH:**

**WHEREAS**, by a Condominium Declaration of Master Deed for Pinnacle Gardens Condominiums dated the 31st day of October, 2000, and appearing of record in Deed Book 7538, Page 0001 in the Office of the County Clerk of Jefferson County, the Developer subjected and submitted certain real property to the horizontal property law, as amended; and,

**WHEREAS**, whereas Developer Amended the Master Deed to add additional units to the condominium regime. Said condominiums appearing of record in Deed Book 7560, Page 86, Deed Book 7594, Page 319, Deed Book 7605, Page 390, Deed Book 7627, Page 89, Deed Book 7784, Page 685, Deed Book 7973, Page 431, Deed Book 8004, Page 200, Deed Book 8120, Page 375, deed Book 8176, Page 29, Deed Book 8276, Page 96 and Deed Book 8308, Page 467 all of record in the Office of the County Clerk of Jefferson County; and

**WHEREAS**, through error, the percentage of ownership of the common elements appurtenant to each unit has been calculated incorrectly throughout the amendments.

**NOW, THEREFORE**, the Developer for the purposes hereinabove set forth and in accordance with the powers conferred and reserved to Developer in the Master Deed for "Pinnacle Gardens Condominiums," recorded, does hereby amend the Master Deed and all subsequent amendment by:

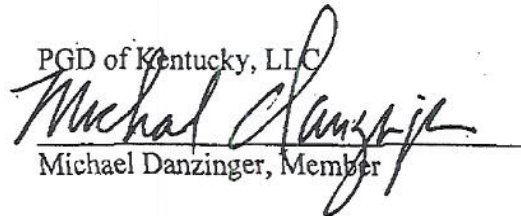
1. Amending and correcting the schedule of percentage of ownership interest in the common elements appurtenant to each unit to read as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2. Stating that the condominium regime is now complete and improved with a total of 104 units in eight (8) buildings.

Developer hereby verifies true all of the information contained in this amendment.

**IN TESTIMONY WHEREOF**, witness the signature of Michael Danzinger, as Member of PGD of Kentucky, LLC, this 13<sup>th</sup> day of January, 2006.

PGD of Kentucky, LLC  
  
Michael Danzinger, Member




STATE OF KENTUCKY )  
 ) SCT.  
COUNTY OF JEFFERSON )

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that the forgoing was produced to me in the State and County and acknowledged and delivered before me by Michael Danzinger, as Member of PGD of Kentucky, LLC.

Witness my hand this 13<sup>th</sup> day of January, 2006.

Donna G. Tolle  
Notary Public, Jefferson County, Kentucky  
My commission expires: 11/3/2009

This instrument prepared by:

  
\_\_\_\_\_  
Russell D. Ford, Attorney  
Mattingly-Ford, PSC  
One Oxmoor Place  
101 Bullitt Lane, Suite 202  
Louisville, Kentucky 40222  
(502) 212-7000

BUILDING	UNIT	AREA (SQ. FT)	%
1	13500	1484	0.92381
1	13502	1357	0.84475
1	13504	1322	0.82296
1	13506	1322	0.82296
1	13508	1322	0.82296
1	13510	1322	0.82296
1	13512	1322	0.82296
1	13514	1322	0.82296
1	13516	1539	0.95805
1	13518	1539	0.95805
1	13520	1357	0.84475
1	13522	1484	0.92381
2	13630	1484	0.92381
2	13632	1357	0.84475
2	13634	1539	0.95805
2	13636	1539	0.95805
2	13638	1539	0.95805
2	13640	1539	0.95805
2	13642	1539	0.95805
2	13644	1539	0.95805
2	13646	1322	0.82296
2	13648	1322	0.82296
2	13650	1322	0.82296
2	13652	1322	0.82296
2	13654	1351	0.84102
2	13656	1484	0.92381
3	13600	1484	0.92381
3	13602	1357	0.84475
3	13604	1539	0.95805
3	13606	1539	0.95805
3	13608	1539	0.95805
3	13610	1539	0.95805
3	13612	1539	0.95805
3	13614	1539	0.95805
3	13616	1539	0.95805
3	13618	1539	0.95805
3	13620	1539	0.95805
3	13622	1539	0.95805
3	13624	1357	0.84475
3	13626	1484	0.92381
4	13601	1484	0.92381
4	13603	1357	0.84475
4	13605	1539	0.95805

4	13607	1539	0.95805
4	13609	1539	0.95805
4	13611	1539	0.95805
4	13613	1539	0.95805
4	13615	1539	0.95805
4	13617	1539	0.95805
4	13619	1539	0.95805
4	13621	1539	0.95805
4	13623	1357	0.84475
4	13625	1484	0.92381
5	3400	1484	0.92381
5	3402	1357	0.84475
5	3404	1539	0.95805
5	3406	1539	0.95805
5	3408	1322	0.82296
5	3410	1322	0.82296
5	3412	1539	0.95805
5	3414	1539	0.95805
5	3416	1539	0.95805
5	3418	1539	0.95805
5	3420	1357	0.84475
5	3422	1484	0.92381
6	3401	1770	1.10185
6	3403	1602	0.99727
6	3405	1678	1.04458
6	3407	1678	1.04458
6	3409	1678	1.04458
6	3411	1678	1.04458
6	3413	1678	1.04458
6	3415	1678	1.04458
6	3417	1678	1.04458
6	3419	1678	1.04458
6	3421	1602	0.99727
6	3423	1770	1.10185
7	13527	1774	1.10434
7	13529	1612	1.00349
7	13531	1691	1.05267
7	13533	1692	1.05329
7	13535	1689	1.05143
7	13537	1691	1.05267
7	13539	1691	1.05267
7	13541	1692	1.05329
7	13543	1699	1.05765
7	13545	1694	1.05454



7	13547	1694	1.05454
7	13549	1608	1.001
7	13551	1766	1.09936
8	13528	1770	1.10185
8	13530	1602	0.99727
8	13532	1681	1.04645
8	13534	1675	1.04271
8	13536	1679	1.0452
8	13538	1677	1.04396
8	13540	1677	1.04396
8	13542	1677	1.04396
8	13544	1682	1.04707
8	13546	1683	1.04769
8	13548	1684	1.04831
8	13550	1681	1.04645
8	13552	1608	1.001
8	13554	1647	1.02528

Total

160639

Document No.: DMC0609036  
 Lodged By: HATTINGLY - FORD  
 Recorded On: 01/19/2006 12:27:09  
 Total Fees: 16.00  
 Transfer Tax: .00  
 County Clerk: BOBBIE HOLSCLAW-JEFF CO KY  
 Deputy Clerk: EVERAY

END OF DOCUMENT

4	13607	1539	0.95805
4	13609	1539	0.95805
4	13611	1539	0.95805
4	13613	1539	0.95805
4	13615	1539	0.95805
4	13617	1539	0.95805
4	13619	1539	0.95805
4	13621	1539	0.95805
4	13623	1357	0.84475
4	13625	1484	0.92381
5	3400	1484	0.92381
5	3402	1357	0.84475
5	3404	1539	0.95805
5	3406	1539	0.95805
5	3408	1322	0.82296
5	3410	1322	0.82296
5	3412	1539	0.95805
5	3414	1539	0.95805
5	3416	1539	0.95805
5	3418	1539	0.95805
5	3420	1357	0.84475
5	3422	1484	0.92381
6	3401	1770	1.10185
6	3403	1602	0.99727
6	3405	1678	1.04458
6	3407	1678	1.04458
6	3409	1678	1.04458
6	3411	1678	1.04458
6	3413	1678	1.04458
6	3415	1678	1.04458
6	3417	1678	1.04458
6	3419	1678	1.04458
6	3421	1602	0.99727
6	3423	1770	1.10185
7	13527	1774	1.10434
7	13529	1612	1.00349
7	13531	1691	1.05267
7	13533	1692	1.05329
7	13535	1689	1.05143
7	13537	1691	1.05267
7	13539	1691	1.05267
7	13541	1692	1.05329
7	13543	1699	1.05765
7	13545	1694	1.05454

7	13547	1694	1.05454
7	13549	1608	1.001
7	13551	1766	1.09936
8	13528	1770	1.10185
8	13530	1602	0.99727
8	13532	1681	1.04645
8	13534	1675	1.04271
8	13536	1679	1.0452
8	13538	1677	1.04396
8	13540	1677	1.04396
8	13542	1677	1.04396
8	13544	1682	1.04707
8	13546	1683	1.04769
8	13548	1684	1.04831
8	13550	1681	1.04645
8	13552	1608	1.001
8	13554	1647	1.02528

Total

160639

Document No.: DNE08689836  
Lodged By: MATTINGLY -FORD  
Recorded On: 01/19/2006 12:27:09  
Total Fees: 18.00  
Transfer Tax: .00  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: EVENAY

END OF DOCUMENT



BUILDING	UNIT	AREA (SQ. FT)	%
1	13500	1484	0.92381
1	13502	1357	0.84475
1	13504	1322	0.82296
1	13506	1322	0.82296
1	13508	1322	0.82296
1	13510	1322	0.82296
1	13512	1322	0.82296
1	13514	1322	0.82296
1	13516	1539	0.95805
1	13518	1539	0.95805
1	13520	1357	0.84475
1	13522	1484	0.92381
2	13630	1484	0.92381
2	13632	1357	0.84475
2	13634	1539	0.95805
2	13636	1539	0.95805
2	13638	1539	0.95805
2	13640	1539	0.95805
2	13642	1539	0.95805
2	13644	1539	0.95805
2	13646	1322	0.82296
2	13648	1322	0.82296
2	13650	1322	0.82296
2	13652	1322	0.82296
2	13654	1351	0.84102
2	13656	1484	0.92381
3	13600	1484	0.92381
3	13602	1357	0.84475
3	13604	1539	0.95805
3	13606	1539	0.95805
3	13608	1539	0.95805
3	13610	1539	0.95805
3	13612	1539	0.95805
3	13614	1539	0.95805
3	13616	1539	0.95805
3	13618	1539	0.95805
3	13620	1539	0.95805
3	13622	1539	0.95805
3	13624	1357	0.84475
3	13626	1484	0.92381
4	13601	1484	0.92381
4	13603	1357	0.84475
4	13605	1539	0.95805