

**FIFTH AMENDED MASTER DEED  
OF CONDOMINIUM REGIME  
FOR VILLAS AT WOODSON BEND**

THIS FIFTH AMENDED MASTER DEED OF CONDOMINIUM REGIME FOR VILLAS AT WOODSON BEND (hereinafter referred to as (“Amended Master Deed”), made and entered into this 13<sup>th</sup> day of November, 2023 by VILLAS VENTURES, LLC, a Kentucky limited liability company, of P.O. Box 3210, West Somerset, Kentucky 42564, hereinafter referred to as “Developer.”

**WITNESSETH:**

Whereas, on April 1, 2002, Southfork Development, Inc., a Kentucky corporation (“Southfork”) executed a Master Deed (“Master Deed”) for the Villas at Woodson Bend, Bronston, Pulaski County, Kentucky, hereinafter referred to as “Master Deed”, which is now of record in Apartment Ownership Deed Book 14, Page 514, Pulaski County Court Clerk’s Office, Kentucky; and

Whereas Master Deed was amended by a “Second Amended Master Deed of Condominium Regime for Villas at Woodson Bend” dated March 26, 2007 and recorded April 4, 2007 in Apartment Deed Book 17, Page 616, Pulaski County Court Clerk’s Office, Kentucky; and by “Third Amendment to the Master Deed Establishing Villas at Woodson Bend” dated April 2, 2013 and recorded May 21, 2013 in Apartment Deed Book 20, Page 95, Pulaski County Court Clerk’s Office, Kentucky; and by “Fourth Amendment to the Master Deed Establishing Villas At Woodson Bend” dated April 2, 2013 and recorded May 21, 2013 in Apartment Deed Book 20, Page 100, Pulaski County Court Clerk’s Office, Kentucky; and

Whereas Developer acquired the real property described in the Master Deed and were assigned developer rights from Citizens National Bank a/k/a Citizens Bancshares, Inc., a Kentucky

corporation, by virtue of a Deed recorded at Deed Book 1042, page 224 and Deed of Correction recorded at Deed Book 1064, page 155, Pulaski County Court Clerk's Office, Kentucky.

Whereas Citizens National Bank a/k/a Citizens Bancshares, Inc., a Kentucky corporation, acquired the real property described in the Master Deed and were assigned developer rights from Southfork by virtue of Commissioner's Deeds recorded at Commissioner's Deed Book 26, page 312, Commissioner's Deed Book 26, Page 317, Commissioner's Deed Book 26, page 322, Commissioner's Deed Book 26, page 327, Commissioner's Deed Book 26, page 332, Commissioner's Deed Book 26, page 337, Commissioner's Deed Book 26, page 342, Commissioner's Deed Book 26, page 347, Commissioner's Deed Book 26, page 352, Commissioner's Deed Book 26, page 357, Commissioner's Deed Book 26, page 362, Commissioner's Deed Book 27, page 145, and Commissioner's Deed Book 26, page 468.

Whereas, pursuant to Article XIII of the Master Deed, Developer reserved the right to expand the condominium regime and add additional buildings and units; and

Whereas, the Developer has built and now desires to subject additional buildings and units within the real property described in the Master Deed to the requirements of said Master Deed; and

Whereas, this Amendment for additional units is filed pursuant to KRS 381.835.

Now, Therefore, the undersigned Developer does hereby subject the units as described in Exhibit A containing Units/Buildings 600, 601 and 602 as shown on plans filed in Plat Book G, Slides 293C and 293D, to which reference is hereby made for a more complete description, to the requirements and provisions of the Master Deed recorded in Apartment Ownership Deed Book 14, Page 514, Pulaski County Court Clerk's Office, Kentucky.

Pursuant to the Master Deed, the percentage interest assigned to the units committed by virtue of this Amendment are set forth on Exhibit "A" attached hereto, and made a part hereof by reference.

The aforesaid buildings and units are subject to all the restrictions, privileges, bylaws, duties and obligations as set forth in the Master Deed, as amended, and provisions thereof which are incorporated herein by reference as if copied fully herein.

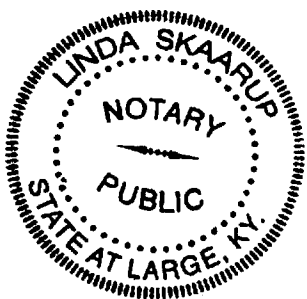
IN TESTIMONY WHEREOF, witness the signature of the Developer, the Villas at Woodson Bend, by its authorized Officer, this date first above written.

VILLAS VENTURES, LLC  
a Kentucky limited liability company

BY: *Mike Whitaker*  
Mike Whitaker, Authorized Member

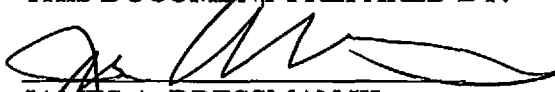
STATE OF KENTUCKY    )  
  ) SS  
COUNTY OF PULASKI    )

The foregoing FIFTH AMENDED MASTER DEED OF CONDOMINIUM REGIME FOR VILLAS AT WOODSON BEND was signed, acknowledged, and sworn to before me this 13<sup>th</sup> day of November, 2023 by VILLA VENTURES, LLC, a Kentucky limited liability company, by and through Mike Whitaker, its duly authorized Member, to be the true act and deed of said company.



*Linda Skaarup* KYNP49422  
NOTARY PUBLIC  
My Commission Expires: 5-15-26

THIS DOCUMENT PREPARED BY:



JAMES A. DRESSMAN III  
Dressman, Benzinger, LaVelle psc  
109 East Fourth Street  
Covington, Kentucky 41011  
(859) 341-1881

## EXHIBIT A

## UNIT PERCENTAGE OF OWNERSHIP INFORMATION

| UNIT NUMBER         | SQUARE FOOTAGE | PERCENTAGE INTEREST |
|---------------------|----------------|---------------------|
| 331 CATHEDRAL PLACE | 2054.78        | 1.32                |
| 332 CATHEDRAL PLACE | 2077.08        | 1.33                |
| 333 CATHEDRAL PLACE | 2054.78        | 1.32                |
| 334 CATHEDRAL PLACE | 2077.08        | 1.33                |
| 341 CATHEDRAL PLACE | 1913.04        | 1.23                |
| 342 CATHEDRAL PLACE | 2054.78        | 1.32                |
| 343 CATHEDRAL PLACE | 2077.08        | 1.33                |
| 344 CATHEDRAL PLACE | 2054.78        | 1.32                |
| 351 CATHEDRAL PLACE | 2054.78        | 1.32                |
| 352 CATHEDRAL PLACE | 2077.08        | 1.33                |
| 353 CATHEDRAL PLACE | 2054.78        | 1.32                |
| 354 CATHEDRAL PLACE | 1913.04        | 1.23                |
| 361 CATHEDRAL PLACE | 2077.27        | 1.33                |
| 362 CATHEDRAL PLACE | 1457.25        | 0.94                |
| 363 CATHEDRAL PLACE | 2077.27        | 1.33                |
| 364 CATHEDRAL PLACE | 1457.25        | 0.94                |
| 371 CHATEAU PLACE   | 2193.38        | 1.41                |
| 372 CHATEAU PLACE   | 2193.38        | 1.41                |
| 373 CHATEAU PLACE   | 2051.64        | 1.32                |
| 374 CHATEAU PLACE   | 2215.68        | 1.42                |
| 381 CHATEAU PLACE   | 2193.38        | 1.41                |
| 382 CHATEAU PLACE   | 2051.64        | 1.32                |
| 383 CHATEAU PLACE   | 2215.68        | 1.42                |
| 384 CHATEAU PLACE   | 2193.38        | 1.41                |
| 391 CHATEAU PLACE   | 2193.38        | 1.41                |
| 392 CHATEAU PLACE   | 2193.38        | 1.41                |
| 393 CHATEAU PLACE   | 2215.68        | 1.42                |
| 394 CHATEAU PLACE   | 2051.64        | 1.32                |
| 401 CHATEAU PLACE   | 2193.38        | 1.41                |
| 402 CHATEAU PLACE   | 2215.68        | 1.42                |
| 403 CHATEAU PLACE   | 2051.64        | 1.32                |
| 404 CHATEAU PLACE   | 2193.38        | 1.41                |
| 411 DEER LAKE PLACE | 2179.00        | 1.40                |
| 412 DEER LAKE PLACE | 2179.00        | 1.40                |
| 413 DEER LAKE PLACE | 2179.00        | 1.40                |
| 414 DEER LAKE PLACE | 2179.00        | 1.40                |
| 421 DEER LAKE PLACE | 2215.68        | 1.42                |
| 422 DEER LAKE PLACE | 2051.64        | 1.32                |
| 423 DEER LAKE PLACE | 2193.38        | 1.41                |
| 424 DEER LAKE PLACE | 2193.38        | 1.41                |
| 431 DEER LAKE PLACE | 2051.64        | 1.32                |
| 432 DEER LAKE PLACE | 2193.38        | 1.41                |
| 433 DEER LAKE PLACE | 2193.38        | 1.41                |
| 434 DEER LAKE PLACE | 2215.68        | 1.42                |
| 441 DEER LAKE PLACE | 2051.64        | 1.32                |
| 442 DEER LAKE PLACE | 2215.68        | 1.42                |
| 443 DEER LAKE PLACE | 2193.38        | 1.41                |
| 444 DEER LAKE PLACE | 2193.38        | 1.41                |
| 501 CANTERBURY      | 4735.54        | 3.04                |
| 502 CANTERBURY      | 4735.54        | 3.04                |
| 511 CANTERBURY      | 4735.54        | 3.04                |
| 512 CANTERBURY      | 4735.54        | 3.04                |
| 521 CANTERBURY      | 2736.72        | 1.76                |
| 522 CANTERBURY      | 2736.72        | 1.76                |
| 531 CANTERBURY      | 3475.92        | 2.23                |
| 532 CANTERBURY      | 3199.92        | 2.05                |
| 541 CANTERBURY      | 2978.92        | 1.91                |
| 542 CANTERBURY      | 2978.92        | 1.91                |
| 551 CANTERBURY      | 3816.00        | 2.45                |
| 552 CANTERBURY      | 4308.00        | 2.76                |
| 600 CANTERBURY      | 2627.32        | 1.69                |
| 601 CANTERBURY      | 2627.32        | 1.69                |
| 602 CANTERBURY      | 4552.21        | 2.92                |
| TOTALS              | 155,806.80 SF  | 100.00%             |