

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Document Attachment



KENTUCKY REAL ESTATE COMMISSION

Attn: Kentucky Real Estate Authority
Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street, Second Floor 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

CONDOMINIUM SELLER'S CERTIFICATE

Condominium Certificate concerning Condominium Unit N/A, in Building 6909, of The Woodlands on Harrods Creek, a condominium project, located at 6909 Ridge Run Circle (Address), City of Louisville, County of Jefferson, Kentucky, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

1. The Declaration Does Does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section N/A of the Declaration.
2. The monthly common expense assessment for the Unit is \$372.00 per month.
3. There is is not a common expense, emergency assessment, or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$N/A and is for N/A.
4. Other fee amounts are are not payable by Seller to the Association. The total unpaid amount is \$200.00 and is for transfer fee paid to management company by buyer.
5. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$N/A.
6. Reserves for capital expenditures are \$107,235, of which \$N/A has been designated for N/A.
7. Attached are the current operating budget of the Association and most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
8. The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is 12/31/2025.
9. The amount of any unsatisfied judgments against the Association is \$N/A.
10. There are are not any suits pending against the Association or any pending suits in which the Association is named party and the amount in dispute or contest is more than ten thousand dollars (\$10,000). The status of the pending suits (if any) is N/A.
11. The Association does does not maintain insurance coverage. A statement describing the insurance maintained by the Association or a certificate of insurance issued to the Association is attached.

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12. A portion of the condominium is is not situated upon a leasehold estate. The remaining term of any leasehold estate that affects the condominium is N/A and the provisions governing an extension or a renewal of the lease are: N/A.
13. The Association does does not have pet restrictions.
14. The Association does does not have rental restrictions.

6909 Ridge Run Circle, Prospect, KY 40059

(Address of Property)

15. The name, mailing address and telephone number of the Association's authorized agent are:

Name and Phone Number: Travis Thomas 502-792-0964

Mailing Address: 10217 Linn Station Road, Louisville, KY 40223

Initialed for identification by Buyer(s) _____ and Seller(s) _____

REQUIRED ATTACHMENTS:

1. Operating Budge & any Balance Sheets
2. Insurance Summary
3. Rules and Bylaws of the Association
4. The Declaration other than Plats & Plans

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Articles of Incorporation



COMMONWEALTH OF KENTUCKY
JOHN Y. BROWN III
SECRETARY OF STATE



0575344.09 LLawrence
NAOI
John Y. Brown III
Secretary of State
Received and Filed
12/30/2003 4:10:33 PM
Fee Receipt: \$8.00

ARTICLES OF INCORPORATION
Nonprofit Corporation

For the purposes of forming a nonprofit corporation in Kentucky Pursuant to KRS Chapter KRS 273, the undersigned incorporator(s) hereby submit(s) the following Articles of Incorporation to the Secretary of State for filing:

Article I: The name of the corporation is
The Woodlands on Harrods Creek Council of Co-Owners Incorporated

Article II: The purpose for which the corporation is organized is Condominium Regime

Article III: The street address of the corporation's initial registered office in Kentucky is
5626 Harrods Run Road Prospect, KY 40059

and the name of the initial registered agent at that office is Bill Brace

Article IV: The mailing address of the corporation's principal office is
5626 Harrods Run Road Prospect, KY 40059

Article V: The number of directors constituting the initial board of directors is 5. The names and mailing addresses of the persons who are to serve as the initial board of directors are as follows:

Bill Brace 5626 Harrods Run Road Prospect, Ky 40059

Jim Dantin 5702 Harrods Run Road Prospect, Ky 40059

Barabara Hunter 5510 Timber Creek Drive Prospect, KY 40059

Article VI: The name and mailing address of each incorporator is
Russell Kennedy 7012 Ridge Run Road Prospect, KY 40059

Bill Brace 5626 Harrods Run Road Prospect, KY 40059

Executed by the incorporator(s) on _____

Russell Kennedy

Bill Brace

I, Bill Brace consent to serve as the registered agent on behalf of the corporation.

Bill Brace

Bill Brace PRESIDENT

This form does not comply with the 501 (C) status. You should contact the Internal Revenue Service prior to filing the Articles of Incorporation.

SOS NAOI (11/02)

(See attached sheet for instructions)

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Budget



**Woodlands on Harrods Creek
OPERATING AND RESERVE BUDGET
Calendar Year 2026**



Association Fee Income	<u>\$ 404,216.00</u>
Total Income	\$ 404,216.00
Accounting	5,000.00
Insurance	84,500.00
Internet / Telephone	1,800.00
Legal and Professional Fees	3,000.00
Management Fees	18,300.00
Office Expense	1,200.00
Website Expense	1,300.00
Taxes & Licenses	15.00
Clubhouse Maintenance	2,500.00
Pool Maintenance/Repairs	11,500.00
Landscape Other	5,000.00
Lawn and Landscaping	76,198.00
Snow Removal	9,000.00
Electrical Repairs & Materials	8,000.00
Maintenance/Repairs	25,000.00
Plumbing Repairs/Maintenance	5,200.00
Stair Repairs and Maint	18,981.00
Utilities	16,800.00
Water & Sewer	70,500.00
Total Expenses	\$ 363,794.00
Reserve Contribution	<u>40,422.00</u>
Total Non-Operating Activity	\$ 40,422.00
TOTAL Expenses & Non-Operating Activity	\$ 404,216.00
Excess (Deficiency) of Revenues Over Expenses	<u><u>\$ -</u></u>

The Woodlands on Harrods Creek Council of Co-Owners, Inc



Sheila Yule

BYLAWS of THE WOODLANDS ON HARRODS CREEK

COUNCIL OF CO-OWNERS INCORPORATED

Amended and Passed on October 2, 2012

These are the amended bylaws of The Woodlands On Harrods Creek Council of Co-Owners Incorporated (hereafter referred to as the Association). The Woodlands On Harrods Creek Council of Co-Owners Incorporated (Association) is a Condominium, and a Kentucky non-profit, non-stock corporation. This Condominium Association was created by Master Deed recorded in Deed Book 7129, Page 219, in the Office of the County Clerk of Jefferson County, Kentucky. These bylaws apply to all present and future owners and occupants of any units of the Association and anyone else who at any time shall use the property which comprises the Association.

1. Membership

1.1 Qualification. All owners of units shall constitute the Association. An owner shall become a member of the Association upon acquiring title and shall remain a member until his ownership of the unit ceases for any reason. Votes shall be counted using percent of ownership as stated in the Master Deed's first amendment.

1.2 Place of Meetings. Meetings of the Association shall be held in the meeting room of the clubhouse of the Woodlands or other such suitable place convenient to the members as may be designated by the Board of Administration.

1.3 Annual and Special Meetings. The annual meeting shall be held on the last Monday of September of each year or on such date that week as determined by the Board. Special meetings of the Association may be held at any time upon the call of the President of the Board, or by a majority of the Board, or by a petition signed by at least twenty five percent (25%) of the unit owners presented to the Secretary.

1.4 Notice of Meetings. The Secretary of the Board shall give written notice of annual and special meetings at least no less than 5 days and no greater than 30 days before the date set for such meeting, stating whether it is the annual or a special meeting, the authority for the call thereof; the place, day and hour of such meeting and the purpose therefor. The notice shall be given in any of the following ways: by e-mail, handing to the owner, mailing it to the owner's address on the Council's record of ownership, or by owner's written indicated preferred method. If notice is so given, the failure of any unit owner to receive actual notice of any meeting shall not invalidate the meeting or any actions taken. The presence of any owner in person or by proxy or pledge at any meeting shall be deemed a waiver of any required notice unless that owner shall in good faith object to the conduct of the meeting because of failure to give notice in accordance with the provisions hereof.

1.5 Quorum. The presence at any meeting of thirty nine or more of the unit owners in person or by proxy or pledge shall constitute a quorum.

1.6 Actions of the Association. A vote of a majority of the owners present at any properly called meeting of the Board shall constitute the action of the Association.

1.7 Proxy and Pledge. The authority given by any unit owner to another person to represent him/her/them at a meeting of the Association shall be in writing, signed by such owner and filed with the Secretary on or before the meeting is called to order. Unless limited by its terms, it shall continue until

revoked in writing filed with the Secretary or by the death or incapacity of such owner. Voting rights transferred or pledged by mortgage, agreement of sale or lease of any unit or interest therein shall be exercised only by the person designated in such instrument until the written release or other termination thereof is filed with the Secretary.

1.8 Adjournment. Any meeting of the Board may be adjourned from time to time to such place and time as may be determined by majority vote of owners present whether or not a quorum is present, without notice other than the announcement at such meeting. At any such adjourned and resumed meeting any business may be transacted which might have been transacted at the meeting as originally called.

2. Board of Administration

2.1 Number and Qualification. The business of the Association shall be governed by a Board of Administration ("Board") composed of not less than three nor more than seven persons, each of whom must be a unit owner.

2.2 Powers. The Board shall have all powers necessary for the administration of the affairs of the owners and may do all acts there for except as are prohibited by law, the master deed or these bylaws to include; but not limited to, making contracts and incurring liabilities; acquiring, holding, encumbering, and conveying in its own name any right, title, or interest to real or personal property, except that common elements may only be conveyed or subjected to a lien or security interest as provided in KRS 381.9185.

2.3 Election and term. Election of Board members shall be on a percentage basis. The votes are to be calculated on the same proportionate basis as the condominium fees assessment by secret ballot at each annual meeting and any special meeting called for the purpose.

Self nominations for a board position needs to be presented by the Monday closest to but not past August 15th. The current board will give the exact date.

Once the nominations have been received, the Board has 7 days to deliver the ballot to unit owners.

Owners will receive their ballots based on their preferred method of notification as provided to the Board based on instructions in their Handbook. It must be notated how the ballot was delivered to said unit owner. Method of delivery of ballot to unit owners must be recorded to include date, time of delivery and method of delivery. All ballots must be post marked by the second Monday in September to a 3rd party administrator for count. It should be noted that the 3rd party administrator can not in any way be associated with The Woodlands on Harrods Creek and/or unit owners. Votes will be counted using percent of ownership as stated in the Master Deed's first amendment.

To assure continuity on the Board, Board members will be elected for two year terms. One year three board members will be elected for a two year term, the following year four board members will be elected for a two year term. After serving 4 consecutive years, a board member must remain off the board for two years before being eligible to run again. At the next election following passage of these amended bylaws, the four persons with the most votes will hold a two year term and the three persons with the least number of votes will serve for one year.

2.4 Vacancies. Vacancies in the Board caused by any reason other than removal of a board member by the owners shall be filled by vote of a majority of the remaining board members, even though they may constitute less than a quorum, and each person so elected shall complete the term of his predecessor. Death, incapacity or resignation of any board member, or continuous absence from The Woodlands for more than six months shall cause the position to become vacant.

2.5 Removal of Board Members. At any regular or special meeting of the Association duly called, any one or more of the board members may be removed with or without cause by vote of fifty-one (51%) percent of the unit owners, and a successor may then and there be elected to fill the vacancy. Any board member

whose removal has been proposed by the unit owners shall be given an opportunity to be heard at such meeting.

2.6 Annual Meeting. The new Board shall meet immediately following each annual meeting. At such meeting the new Board shall elect the officers of the Board for the following year.

2.7 Regular meetings. Regular meetings of the Board may be held at such time and place as shall be determined by majority of the Board members, but at least one such meeting shall be held during each calendar quarter of every year. Notice of regular meetings of the Board shall be given each Board member personally or by e-mail, mail, telephone or fax, at least three days prior to the date of such meeting.

2.8 Special meetings. Special meetings of the Board may be called by the President on at least twenty four hours prior notice, given as prescribed above, to each Board member. The notice shall state the time, place, and purpose of such meeting. Special meetings of the Board shall be called by the President or Secretary in like manner and with like notice on the written request of at least two Board members.

2.9 Quorum. At all meetings of the Board, a majority of the members of the Board shall constitute a quorum for the transaction of business.

2.10 Fidelity Bonds. The Board shall require that all board members, employees and agents of the Board or any owners who are handling or responsible for its funds, shall be bonded at the cost of the Association.

3. Officers

3.1 Designation. The officers of the Board shall be a President, a Secretary and a Treasurer, who shall be elected by and from the Board. The offices of the Secretary and Treasurer may be combined in one person. The

Board may appoint an assistant treasurer, an assistant secretary, and such other officers as may be desirable.

3.2 Election and Term. The officers of the Board shall be elected annually at the annual meeting and shall hold office at the pleasure of the Board.

3.3 Removal. Any officer may be removed either with or without cause by vote of a majority of the members of the Board. His/her successor may be elected at any regular or special meeting of the Board.

3.4 President. The President shall facilitate the Board and preside at all meetings of the Association and the Board. Subject to approval of the Board, he/she shall exercise general supervision.

3.5 Secretary. The Secretary shall attend and keep the minutes of all meetings of the Association and the Board, give all notices, maintains and keeps a continuous and accurate record of ownership of all units, and have charge of such books, documents and records of the Association and Board as the Board may direct.

3.6 Treasurer. The Treasurer shall maintain and keep the financial records and books of account of the Association and Board, prepare regular reports thereof and be responsible for the proper deposit and custody, in the name of the Association or Board, of all its funds and securities. The treasurer is to maintain and keep a continuous and accurate record of ownership of all units in order to perform the above tasks.

3.7. Audit of Books. The Board may appoint annually an accounting firm who shall not be an officer of the Board nor own any interest in any unit, to review the books and financial records of the Association and Board based on annual income pursuant to KRS 381.9197.

4. Administration

4.1 Management. The Board shall at all times manage and operate the business of the Association and have such powers and duties as may be necessary

or proper therefor, including the following, in accordance with the approved budget by month, year-to-date, and year- end forecast.

4.1.2 Maintenance, repair, replacement, and restoration of the common elements and any additions and alterations thereto. Excludes Exterior Modification made by unit owners.

4.1.3 Purchase, maintain and replace any equipment for all water and utility services required for the general and limited common elements;

4.1.4 Provide to each unit any utility equipment and services as the Board deems necessary either at the expense of such unit or as a common expense as determined by the Board;

4.1.5 Employ, supervise, and dismiss such personnel as may be necessary for the maintenance and management of the Association;

4.1.6 Preparation of a proposed budget and schedule of assessments levied and payment of all common expenses authorized by the Board;

4.1.7 Assessments. Each year on or before December 1st, the Board shall estimate for the upcoming year the annual budget of common expenses, including the total amount required for the cost of utilities, wages, materials, insurance, services, management fees, and supplies which will be required during the following year, plus a reasonable amount for a reserve for contingencies and replacements. The assessment to each owner shall be according to the percentage ownership in the common elements. Each owner shall pay one twelfth of that unit's assessment on the first of every month.

The Board shall charge and maintain a reasonable reserve account for contingencies and replacements for the common elements, including but not limited to exterior painting, pavement, and roofs. Extraordinary expenditures not included in the annual budget may be paid out of the reserve account, which shall be reimbursed the following year with an extra charge to unit owners for that account.

If the executive board adopts the proposed budget for the condominium, the board shall:

Provide a summary of the budget to all unit owners within thirty days after the adoption, and if the budget contains an increase of greater than 15% from the previous year's budget, set a date for a meeting of the unit owners to consider ratification of the budget, which meeting shall not be less than fourteen days, no more than thirty days after providing the summary.

The budget shall be deemed ratified, whether or not a quorum is present, unless at that meeting (if required), a majority of all unit owners, or any larger vote specified in the Declaration, reject the budget. If the proposed budget is rejected, the periodic budget last ratified by the unit owners shall be continued until such time as the unit owners ratify a subsequent budget proposed by the executive board.

If assessments or reserves prove inadequate for any reason the Board may at any time amend the budget to provide for a special assessment. Notice of the special assessment shall be served on the unit owners by a statement in writing giving the amount, payment terms, and reasons there for.

The special assessment shall be effective 30 days from the date of notice. Any sums from any special assessment not expended shall be reimbursed to the unit owners within 60 days of completion of the project.

4.1.8 The failure or delay of the Board to prepare or serve the annual budget on the unit owners shall not release the owners from the obligation to pay the condominium fees for expenses and reserves.

4.1.9 The board shall keep full and correct books of account and the same shall be open for inspection by any unit owner or a representative of same duly authorized in writing, at such reasonable times as may be requested. All funds collected shall be held and expended solely for the purposes designated herein and in the master deed, and except of such adjustments as may be required to reflect delinquent or prepaid assessments, the funds shall be deemed to be held for the benefit of all unit owners.

4.1.10 Collection of all installments of assessments levied and payment of all common expenses authorized by the Board;

4.1.11 Purchase and maintain in effect hazard and liability insurance for the Association as required by the master deed or determined by the Board;

4.1.12 Notify all unit owners of delinquency exceeding fifteen days in the payment of any assessment against their unit;

4.1.13 Supervise and enforce the use of the general and limited common elements and the bylaws and rules of the Association.

4.2 Representation: The President or managing agent shall, subject to the direction of the Board, represent the Association or any two or more unit owners similarly situated as a class in any action, suit, hearing or other proceeding concerning the Association, the common elements, or more than one unit, and on its or their behalf may institute, defend, intervene in, prosecute and settle any such actions or proceedings, without prejudice to the rights of any unit owner individually to appear, sue or be sued. Service of process in any such action or proceeding may be made on the President or managing agent.

4.3 Execution of instruments. All checks and other documents shall be signed on behalf of the Board or Association by such person or persons as shall be provided by general or special resolution of the Board. They must be signed by the Treasurer and there must be documentation to validate all expenses.

5. Obligations of unit owners

5.1 Each owner shall pay one twelfth of that unit's assessment on the first of every month

5.2 The unit owners shall continue to pay monthly condominium fees at the existing rate until it is changed

5.3 In addition to any remedies or liens provided by law, if any unit owner is in default in the payment of an assessment for thirty days, the Board may bring suit to enforce collection or foreclose the lien. Costs of suit, interest, and attorney fees shall also be owed. No owner may waive or otherwise escape liability for the assessments by non-use of the common elements or abandonment of his/her/their unit. An unpaid assessment shall constitute a lien against the unit of such an owner, prior to all other liens except taxes and a first mortgage loan.

5.4 An assessment is delinquent if not received on or before the first day of the month as they accrue. A penalty of (10%) ten percent of the amount due will be assessed on the tenth of the month. .

5.5 Sale of Unit requires the unit owner to adhere to the following:

5.5.1 A seller of a unit shall furnish to a purchaser, upon request and before execution of any contract for sell of a unit, before conveyance, a copy of the declaration, other than the plats and plans, and a copy of the bylaws, the rules or regulations of the association, and a certificate containing:

- (a) A statement disclosing the effect on the proposed disposition of any right of first refusal or other restraint on the free alienability of the unit;
- (b) A statement setting forth the amount of the monthly common expense assessment and any unpaid common expense or special assessment currently due and payable from the selling unit owner;
- (c) A statement of any other fees payable by unit owner
- (d) A statement of any capital expenditures anticipated by the association for the current and, if known, next two (2) fiscal years;
- (e) A statement of the amount of any reserves for capital expenditures, if any, and of any portions of those reserves designated by the association for any specified purposes;
- (f) The most recent regularly prepared balance sheet and income and expense statement, if any, of the association;
- (g) The current operating budget of the association;

- (h) A statement of any unsatisfied judgments against the association and the status of any pending suits in which the association is a defendant;
- (i) A statement describing any insurance coverage provided for the benefit of unit owners; and
- (j) If any portion of the condominium is situated upon a leasehold estate, a statement of the remaining term of any leasehold estate affecting the condominium and the provisions governing any extension or renewal thereof.

5.5.2 The association shall, within ten (10) days after a request by a unit owner, furnish a certificate containing the information necessary to enable the unit owner to comply with subsection (1) of this section. A unit owner providing a purchaser with the certificate issued pursuant to this subsection shall not be liable to the purchaser for any erroneous information provided by the association and included in the certificate.

5.5.3 A unit owner shall not be liable to a purchaser for the failure or delay of the association to provide the certificate in a timely manner, but the sales contract is voidable by the purchaser until the certificate has been provided and for five (5) days thereafter or until conveyance, whichever first occurs.

6. Maintenance of units

6.1 Every unit owner at his/her/their own expense will at all times substantially maintain and repair the unit, including all internal installations therein, such as water electricity, telephone, sewer, sanitation, air conditioning, lights, all other fixtures and accessories belonging to such unit, and the interior finished surfaces of all walls, floors, ceilings therein, and shall be liable for all loss or damage caused by the failure to perform any such work diligently, and shall reimburse the Association promptly on demand all expense incurred by it in performing any such work authorized by the Board or managing agent.

6.2 Each unit owner shall keep clean all garage, entrance, patio and balcony areas and the interior and exterior windows, even though such items are a part of general or limited common elements. Each unit owner shall reimburse the Association promptly on demand expenses incurred in repairing or replacing any loss or damage to the common elements, where caused by the owner or occupant or their guests or members of their household, incurred by it in performing any such work authorized by the Board or managing agent. Unit owners shall give prompt notice to the Board or managing agent of any such loss, damage, or defect when discovered.

7. Use of Property

7.1 All units of the Association shall be used only for one family residential purposes.

7.2 All common elements of the Association shall be used consistent with their design as further defined by the Board.

7.3 No owner or occupant shall place, store, or maintain in the common elements any furniture, package, or object of any kind or otherwise obstruct transit through the common elements or permit such areas to be unsightly or disorderly.

7.4 Every owner shall keep their unit and limited common elements appurtenant thereto in a clean and sanitary condition, and observe and perform all laws and rules made by any governmental authority, the Association or the Board.

7.5 No owner shall make or suffer any waste, unlawful, improper, or offensive use of their unit.

7.6 No owner or occupant may erect or place on the limited or general common elements or the property and structure or decoration, except as permitted in the master deed, or in accordance with written approval by the Board and pursuant to plans and specifications and plot plan prepared by a

licensed architect if so required by the Board, which approval may be given with accompanying restrictions as to the owners duties of decorating, landscaping, repair and maintenance of any such improvement. The board may recommend suppliers for modifications to units, but owners may use any supplier as long as it consistent with the Board's approved standards.

7.7 No signs, posters, or handbills may be placed on the property.

7.8 All occupants shall exercise extreme care about making noises, and in the use of musical instruments, radio, television, any other electronic device that may disturb other occupants.

7.9 No objects shall be hung, dusted, or shaken from the windows or facades, in view of other occupants.

7.10 All trash shall be placed only in the places provided for removal of same.

7.11 No livestock, poultry, rodents, snakes or any living creature other than dog, cat or caged small animal or bird shall be allowed on the premises. Those allowed are subject of the rules of the Board.

7.12 No owner or occupant shall install any wiring for electrical or telephone installations, any television antenna, satellite dish, equipment or appurtenance whatsoever on the exterior of the buildings, protruding through the walls, windows or roof thereof, without written approval of the Board.

7.13 Nothing shall be allowed, done or kept in any unit, limited or general common element which would overload or impair the floors, walls, roofs, or cause any increase in the ordinary premium rate or invalidation or cancellation of any insurance maintained by or for the Association.

7.14 Garages cannot be converted into living quarters or working quarters or used for anything other than vehicle parking and storage of personal effects.

7.15 All unit owners must provide to the Board upon acquisition of title keys to all locks on the front entrance door to the unit.

7.16 All unit owners shall maintain homeowner's liability insurance in no less than \$300,000 limit for the benefit of the Board and Association.

7.17 The use of the property shall further be controlled as set forth in the master deed, which shall be construed together with these bylaws and rules issued by the Board so as to augment each other.

8. Record ownership

Every unit owner shall promptly cause to be duly recorded the deed, assignment or other conveyance to him/her/them of the unit, or other evidence of title thereto, and shall file a copy of same with the Board and the Secretary shall maintain all such information in the record of ownership of the Association.

9. Mortgages

Any unit owner who mortgages the unit shall notify the Board of the name and address of the mortgagee, and the release of that mortgage, and the Secretary shall maintain all such information in the record of ownership of the Association. The Board or managing agent at the request of any mortgagee or prospective purchaser shall report the amount of any due and unpaid assessment against a unit.

10. Miscellaneous

10.1 Amendment. These bylaws may be amended in any respect not inconsistent with provisions of the law, the master deed, or by majority vote of the Association at any meeting called for such purpose.

10.2 Indemnification. The Association shall indemnify every Board member and officer against all expenses reasonably incurred from any lawsuit or proceeding to which the member was made a party by reason of being a Board member.

10.3 Interactions with other associations. By action of the Board, the Association and Board may participate in activities with other condominium Associations.

10.4 Enforcement. Violation of the master deed, these bylaws, or any other rules issued by the Board may be remedied in any court of law with such remedies as damages, restraining order, injunction, account, lien enforcement, and specific performance. Owners violating any provision of said documents shall be liable for all costs of enforcement including the Association's reasonable attorney fees and court costs.

10.5 Access to individual units. No board member or representative of the Board shall enter any unit without express notice to and written permission from the owner. The only exception is in case of fire, flooding, or an extreme emergency, at which time the board member or representative must be accompanied by an association member.

10.6 New Unit Owner must supply to the Board a signed acknowledgement that they have read, understood and will comply with the Bylaws, Rules and Regulations and Handbook of the Association.

RULES ADDENDUM
TO THE BYLAWS OF
THE WOODLANDS ON HARRODS CREEK

These rules were promulgated by the developer of the Woodlands Development L.L.C. They are subject to amendment by vote of a majority of unit owners

(1) Exterior appearance of the unit and limited common elements.

Outside and garage doors. Doors that open directly to the outside shall remain closed when not in use for ingress or egress. Any replacement, decoration or change of coloration from as built must be approved in writing by the Board. Front doors, storm and screen doors may not be installed except by approval of the Board.

Patio, balcony, enclosed porches. These areas must be used and maintained in an appropriate fashion.

Window covering, drapery backing. Anything seen from outside must be appropriate in color, material, and shape so as not to attract attention.

Holiday decorations. The time preceding and following such events during which such things may be displayed, and the appropriateness of the display, may be prescribed by the Board.

Satellite dishes. The size and location of any such device will be prescribed by the Board.

Landscaping or decorating adjacent to unit. By approval of the Board.

(2) OUTSIDE PARKING. No vehicle may be parked overnight in front of a garage more than five nights a month, or twenty days a year. House guests may not park in visitor parking areas for more than three nights in a row, except in the area across from the clubhouse on Timber Crest Drive or the parking area

between 6919 and 7001 Ridge Run Circle next to the dumpster. The parking spaces at the beginning and end of Harrods Run Road and at the end of Timber Creek Court are designated as visitor parking areas and are subject to the above rules.

(3) Trucks, commercial vehicles, recreational vehicles, boats, trailers. Unit owners and persons residing with them shall not regularly park vehicles of a size or shape uncommon to upscale residential developments on the property outside of the garages.

(4) Recreational equipment. Bicycle, scooter, baby carriage, basketball goal, jungle gym, or other such things, shall not be left outside.

(5) Pets. The only pets that may be kept at The Woodlands are dog, cat, caged animal, or caged bird. The breed or mixed breed of a dog must be approved by the Board. Aggressive breeds of dogs of any sort that commonly incite fear will not be approved. No more than three dogs may reside in a unit. No one dog may weigh more than 120 pounds and the total weight of all dogs may not exceed 150 pounds. Dogs must be leashed when outside the unit. Dogs may not be left on a screened porch or balcony or tied or staked outside when no one is home. No pets are to be allowed outside without owners present in accordance with City ordinance.

Dog feces must not be left on the ground, except in the woods, but not on the trails or other areas where people may congregate. The Board shall impose a \$100 charge for each violation of this rule.

No dog or cat shall be permitted to bark, howl, or make other loud noises for such an unreasonable time as to disturb the neighbors' rest or peaceful enjoyment of their unit or the common elements.

For good cause, the Board may require the permanent removal of a pet from the property on seven days notice.

(6) Noise. No unit owner or occupant will make or permit any noises, music, voices, or vibrations emanating from the unit or its limited common areas that interfere with the rights, comfort, or convenience of neighbors. If such sound can be heard and understood by persons of normal sensitivity within other units, with doors and windows closed and air handling systems on, it will be considered too loud or otherwise disturbing. Speakers should not be placed on walls shared by an adjacent unit.

(7) Pool area. The Board shall not provide a lifeguard for the pool. The pool use is governed by the Jefferson County Department of Health rules that prescribe the number of people and ages that may be in the pool at one time. The pool area may not be reserved for a private function. Improper noise or behavior in this area shall not happen. The number and frequency of permissible non-resident guests shall be established by the Board.

(8) Clubhouse. The meeting room may be reserved for business or social functions hosted by a unit owner. The foyer and kitchen may also be used for same. Rental of Clubhouse does not include pool area or Association grounds.

(9) Non-Carpet Flooring. The plans for installation of hardwood flooring in any upstairs flat must be presented and approved by the Board of Directors prior to installation. Proper soundproofing, i.e. floor muffler flooring underlayment or other proper sound proofing methods will be required. If after installation, the noise transmitted to the downstairs unit becomes problematic, and after receiving a written complaint, the Board may require that the owner cover a certain portion of the living area with carpet to within 12" of the wall. The Board reserves the right to take judicial action to enforce this provision.

(10) Payment of Assessments. When a Unit Owner's Annual Maintenance fees/Assessments are in arrears for more than thirty (30) days, The Unit Owner shall be, "NOT IN GOODSTANDING WITH THE ASSOCIATION." The Unit Owner will not be permitted to use the Association's swimming pool, clubhouse, and tennis court or cast any vote concerning association affairs.

(11) GUIDELINE FOR MONTHLY BOARD MEETINGS. All owners are welcome to attend the monthly Board meetings. At the beginning of the meeting, owners in attendance will be given the floor first thing. Once owner issues have been heard, the official meeting will start. *The purpose of the monthly meeting is being held to conduct Association business. It is understood, this is not to be a caucus.* Many Associations do not allow owners to attend these meetings, or if so, allow them to speak for a maximum of two minutes. If issues of owners have not been completed within a reasonable timeframe, the President will call the business meeting to order. From that point forward, owners should not interrupt the business of the Board. If owners have an issue which pertains to the business portion of the meeting, a written request that this issue is to be placed on the Agenda must be received by a Board member three (3) days in advance of the meeting to be placed under Old or New Business. The responsibilities of the Board are defined in Kentucky Revised Statutes 318.9167 through 318.9177 which can be obtained online at www.lrc.ky.gov/krs/381-00/CHAPTER.HTM

The Agenda of the meeting shall include:

1. Call to Order
2. Approval of prior minutes
3. Financials – line item reporting for current month actual compared to “plan” and YTD Plan and YE Forecast
4. Maintenance - The meeting will include details on any unit maintenance issues with analysis on whether or not the repair is routine and normal maintenance. It also needs to be determined whether it is an isolated issue or is being seen by with other units
5. Reports from the following persons who are in charge of:
 - a. Landscaping
 - b. Welcoming New Owners and Handbook
 - c. Clubhouse
 - d. Pool
6. Old Business
7. New Business
8. Adjournment

(12) MAINTENANCE REQUESTS. Maintenance requests forms are available in the Handbook for Owners or online from a board member. All requests are to be made on the form and submitted to the board member who is designated to handle maintenance requests. These must be approved by the Board. If the problem is in your unit, or is an issue for which you are financially responsible, you can contract directly with anyone you would like to deal with. The Board member should respond to you within 3 days to let you know the request has been received and what timeframe you might expect for the matter to be addressed.

CERTIFICATE OF ADOPTION

The undersigned Board Members of the Woodlands on Harrods Creek hereby adopt the foregoing provisions as the Amended Bylaws and Rules and Regulations of the Association.

Board Member

Date

Shiela Yule

Shiela Yule, President

11/26/2012

Betty Lindsey

Betty Lindsey, Secretary

11/26/2012

Joseph Louis Heintzman

Joseph Louis Heintzman, Treasurer

11/26/2012

The Woodlands on Harrods Creek Council of Co-Owners, Inc. - Amendments



**AMENDMENT TO BYLAWS
OF
THE WOODLANDS AT HARRODS CREEK**

The Woodlands on Harrods Creek Council of Co-Owners, Inc., hereby gives notice this 23rd day of August, 2013, of its adoption of the following Amendment to the Bylaws of The Woodlands on Harrods Creek, which is authorized by Section 10 of the Master Deed, dated October 26, 1998, and recorded in Deed Book 7129, Page 219, in the Office of the County Clerk of Jefferson County, Kentucky, and any subsequent amendments thereto, all of which are collectively referred to herein as the "Master Deed."

WITNESSETH:

WHEREAS, The Woodlands on Harrods Creek Council of Co-Owners, Inc. wishes to amend the Bylaws; and

WHEREAS, this Amendment was adopted by a vote of more than a majority of the unit owners who have approved the following Amendment to the Bylaws, the Bylaws are so amended, as follows:

NOW, THEREFORE, Section 7.8 of the Bylaws is hereby amended by adding the language in the attached Exhibit A to Section 7.8 of the Bylaws. Any Board Rule to the contrary is void as of this date.

The Bylaws are amended as set forth above and no further, and are restated and incorporated herein by reference.

WITNESS our signatures this 23rd day of August, 2013.

THE WOODLANDS ON HARRODS
CREEK COUNCIL OF CO-OWNERS,
INC.

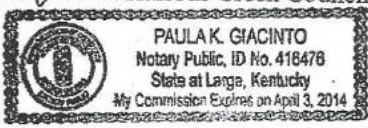
By Sheila Gule
Name:
As: President

By Betty Lindsey
Name:
As: Secretary

0810127PG0514

STATE OF KENTUCKY)
) ss.
COUNTY OF JEFFERSON)

The foregoing document was acknowledged and sworn to before me this 23rd day of August, 2013, by Shila Yule, as President of The Woodlands on Harrods Creek Council of Co-Owners, Inc.



Paula K. Giacinto
Notary Public, State at Large, Kentucky
My Commission expires 04-03-2014

STATE OF KENTUCKY)
) ss.
COUNTY OF JEFFERSON)

The foregoing document was acknowledged and sworn to before me this 23rd day of August, 2013, by Betty Lindsey, as Secretary of The Woodlands on Harrods Creek Council of Co-Owners, Inc.



Paula K. Giacinto
Notary Public, State at Large, Kentucky
My Commission expires 04-03-2014

THIS DOCUMENT PREPARED BY:

Dennis J. Stilger
Dennis J. Stilger, P.S.C.
6000 Brownsboro Park Blvd., Suite H
Louisville, KY 40207
Tel: (502) 893-8557
Fax: (502) 894-9503
e-mail: djstilger@insightbb.com

NEWLY PROPOSED BYLAW:

The plans for installation of any new flooring in any upstairs flat must be presented and approved by the Board of Directors prior to installation. This provision is intended to maintain the sound reduction properties of the original flooring at a minimum standard, and higher quality sound dampening is encouraged. This should include the specifications of the floor type, and the underlayment (underpad). The impact sound insulation rating of the underlayment should have a Sound Transmission Loss rating (STC) of 60 or higher, and Impact Sound Transmission (IIC) rating of 60 or higher.

All changes to floors separating Units (wood, stone, tile, etc) must provide bylaw-compliant sound properties for airborne and impact sound insulation. In addition, only limited modifications to level the sub-floor will be allowed so as not to compromise the integrity of the "uncoupled technology".

Wood flooring for upper units must be of the "floating type" that is installed without glue or nails, and should be "tongue and groove" construction also known as "snap-in" type, in either laminate or engineered wood.

Vinyl /Porcelain /Ceramic floors for upstairs units may only be installed in kitchen, bathroom, furnace and laundry areas and not extend beyond these aforementioned areas into main living areas.

The Board reserves the right to take judicial action to enforce the provision.

Document No.: DN2013157365
Lodged By: STILGER
Recorded On: 08/28/2013 09:28:42
Total Fees: 13.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: ANASHO

EXHIBIT A **END OF DOCUMENT**

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

incorporation/CCRs



BOOK 7129 PAGE 0219

DECLARATION OF MASTER DEED

FOR

THE WOODLANDS ON HARROD'S CREEK

This Declaration of Master Deed, made and entered into this 26th day of October 1998, by Woodlands Development, LLC, a limited liability company, (Developer), and National City Bank of Kentucky (Lender).

WITNESSETH:

WHEREAS, Developer is the owner of a certain tract of land in Jefferson County, Kentucky off Timber Crest Drive in Prospect, Kentucky known as 5500-5622 Timber Creek Court, 5600-5720 Harrods Run Road, 6901-6919 Harrods Run Road, and 7000-7019 Ridge Run Circle, Prospect Kentucky 40059 consisting of 76 units, parking, ingress and egress and amenities; and

WHEREAS, Developer desires to convert said property into a Residential Condominium with an overall plan consisting of seventy-six (76) units;

WHEREAS, Developer desires to, and does hereby, file plans for said buildings and units, all as shown on plans simultaneously recorded herewith, together with any and all other structures and improvements and other permanent fixtures of whatsoever kind thereon, and all the rights and privileges belonging or in any wise pertaining thereto, to the provisions of the Kentucky Condominium Law, KRS 381.805 through 381.910, amended; and

WHEREAS, Developer desires to establish certain rights and easements in, over and upon said real estate for the benefit of Developer and all future owners of any part of said real estate, and any buildings thereof, or thereon contained to provide for the harmonious, beneficial, and proper use and conduct of the property; and

WHEREAS, Developer desires and intends that the unit owners, mortgagees, occupants and other persons hereafter acquiring any interest in the property shall at all times enjoy the benefits of and shall hold their interests subject to the rights, easements, privileges and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of condominium ownership of the property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the property.

NOW, THEREFORE, Developer declares as follows:

1. **Legal Description of Land and Definitions.** The real estate which is hereby submitted and subjected to the provision of the Condominium Property Law of Kentucky, as amended, is legally described as follows:

BEING Tract 1, Timberlake, Section 1, revised plat of which is of record in Plat and Subdivision Book 33, Page 22, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

BEING the same property conveyed to Developer _____ by Deed dated October 14, 1998, of record in Deed Book 7123, Page 74, in the Clerk's Office aforesaid.

Said real estate is also described and delineated on a Plat or survey filed simultaneously herewith.

Said real estate and all improvements thereon and appurtenances thereto shall be known as "The Woodlands on Harrod's Creek."

Except to the extent hereinafter modified or changed, the following words and terms, whenever used herein, shall have the same meaning as provided for such words and terms in the Condominium Property Law as amended: "Unit," "Condominium," "Master Deed," "General Common Elements," "Common Expenses," "Persons," "Property," and "Limited Common Elements."

2. **Description of Buildings.** Said buildings are situated on the real estate and are fully described in a set of floor plans of the buildings filed simultaneously with the recording hereof pursuant to KRS 381.835, and by reference thereto made a part of this Master Deed and are fully shown by the Plans attached hereto and made a part hereof.

A. The Woodlands on Harrod's Creek shall consist of seventy-six (76) units as constructed, together with the common elements appurtenant thereto.

B. Each owner by acceptance of a deed to a unit agrees that this Declaration of Master Deed is and shall be deemed to be in accordance with the Condominium Property Act, and further agrees to the respective percentages of ownership in the common elements as set forth in this Master Deed.

C. The Building addresses and each of the units therein are fully set forth in said plans attached hereto and marked "Exhibit A" and are further listed in Exhibit "B".

D. The location, dimensions, and limited common area to which each unit has access are set forth in and on said floor plans. The legal description of each unit shall consist of its number as aforesaid, followed by the words, "a Condominium Unit in The Woodlands on Harrod's Creek." Each unit shall consist of a separate entity and shall include the right to use the limited common elements as hereinafter delineated.

E. **Boundaries of Units.** Each unit includes that part of the building containing the space that lies within the boundaries of the unit. The upper and lower boundaries of each unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

(i) Upper Boundaries. The horizontal plane of the interior unfinished ceiling of the upper level of each unit.

(ii) Lower Boundaries. The horizontal plane of the interior unfinished floor of the lower level of each unit.

(iii) Perimetrical Boundaries. The perimetrical boundaries of each unit shall be the vertical planes of the interior unfinished walls bounding the unit extended to intersections with each other and with the above-described upper and lower boundaries.

(iv) Further Description and Delineation of Upper and Lower and Perimetrical Boundaries. The above-described horizontal and vertical planes shall include the interior unfinished surface of any doors, windows, vents and other structural elements as ordinarily are regarded as enclosures of space, and the above-described unit boundaries shall include, within the space of each unit, any wallpaper, paints, carpets, tile and all other decorating or finishing materials affixed or installed as part of the physical structure of the unit and shall also include all closets, cabinets, bookcases, storage areas, visible fixtures, appliances, mechanical systems, or equipment installed in, or for the sole and exclusive use of, an individual unit (including, but not limited to, furnace(s), air conditioning unit and water heater(s); provided, however, that neither pipes, wires, conduits, or other public utility lines or installations constituting part of the overall systems designed for the general use of the entire building, nor load-bearing walls and structural columns and other property of any kind which is not removable without jeopardizing the soundness and safety of the remainder of the entire building, shall be deemed to be included within the above-described unit boundaries. "Entire building" as used in this paragraph shall include any other unit or any common element, whether general or limited.

3. **General Common Elements.** The general common elements include the land

and all improvements thereon except for the limited common elements as hereinafter defined in Article 4 and the interior surfaces, spaces, and objects inside a dwelling unit as described in Article 2, paragraph E above. Except as provided in the bylaws of the Council of Co-Owners, all general common elements shall be available for use by all unit owners and shall be maintained by the Council.

4. **Limited Common Elements.** "Limited Common Elements" means and includes those common elements which are reserved for a particular unit or number of units, including but not limited to interior undecorated surfaces of each unit's perimeter walls, ceilings and floors, windows, doors opening to outside of the unit, garage doors, covered porches, and foyers, all utility facilities within the units, heating and air conditioning units wherever situated; and whatever other limited common elements which are agreed upon in writing by the Council, Board, or Developer to be reserved for the use of a particular unit or number of units. All expenses of maintaining and repairing limited common elements shall be paid by the unit owners benefited thereby.

5. **Percentage Interest in The Common Elements**

A. Unless otherwise provided herein, the percentage of the undivided interest in the common elements pertaining to each unit and its owner for all purposes is as listed in Exhibit "B".

B. Each unit owner shall own an undivided interest in the percentage hereinabove set forth in the common elements as a tenant in common with all the other unit owners and, except as otherwise limited in this Master Deed, shall have the right to use and occupy the common elements for all purposes incident to the use and occupancy of a unit and for such other incidental uses permitted by this Master Deed, which right shall be appurtenant to each unit.

Notwithstanding the unit owners' joint title to the common elements, no unit owner shall use any common element in any manner calculated to disturb or annoy any other owner in the peaceable possession and enjoyment of a unit.

C. The term "unit" as used herein and throughout this Master Deed shall mean a "unit" as defined in KRS 381.810(1), together with the equal undivided ownership interest in the common elements allocated to each unit as hereinabove set out. Any conveyance of an individual unit shall be deemed also to convey the undivided interest of the owner in the common elements, both general and limited, appertaining to said unit, without specifically or particularly referring to same. Such interest shall remain undivided, except as provided for by this Master Deed, and shall not be the subject of an action for partition or decision of the co-ownership.

6. **Appurtenances to Units.** The owner of each unit shall own a share and certain interests in the condominium project as appurtenances to his/her unit, including, but not limited to, the following items which are appurtenant to the several units as indicated:

A. Membership in The Woodlands on Harrod's Creek Council of Co-Owners, Inc., herein called the "Council," a non-stock, non-profit corporation organized under Kentucky law for the administration of the condominium project.

B. The right to use, occupy and enjoy common facilities subject to the provisions of this Master Deed, and the By-Laws and Rules and Regulations of the Council and any and all amendments or changes thereto enacted as provided herein.

C. The easements granted and reserved.

D. Common Elements and Common Surplus. The undivided share in the land and other common elements and in the common surplus in the percentages of ownership set forth herein; provided, however, that the right to share in the common elements and common

surplus does not include the right to withdraw or to require payment or distribution thereof, except upon termination of the condominium plan of ownership as to the entire condominium project and dissolution of the Council, or as otherwise provided herein.

E. Restraint upon Separation of Units from Share in Common Elements. The undivided share in the common elements which is appurtenant to a unit shall not be separated therefrom and shall pass with the title to the unit whether or not separately described.

7. **Combined Units.** Notwithstanding anything to the contrary in this Master Deed, any two (2) contiguous units may be redesigned and conveyed by owner to a single purchaser as if the two (2) combined units were one (1) unit, so long as such joinder will not impair the structural integrity of the building. Owner is hereby granted such easements as may be necessary for the creation of doorways or other means of ingress and egress through the common areas between such contiguous units in connection with the redesign of such units. Such a combination of two (2) units is hereinafter referred to in this Article 9 as a "Combined Unit." A Combined Unit shall be conveyed in one (1) deed and shall be described by the unit numbers assigned to the two (2) original units, and any such Combined Unit shall thereafter be treated as one (1) unit for all purposes under this Master Deed and the By-Laws of the Council, except that the entire building shall continue to be described as a building containing a total of seventy-six (76) units. Without in any way limiting the generality of the foregoing, any such Combined Unit shall be treated as one (1) unit for the purpose of the boundary description definition. The percentage of ownership of a Combined Unit as described under Article 6 hereof shall be the combined percentage of ownership of the two (2) original units for all purposes under this Master Deed, including, without limitation, liability for common expenses under Article 11. In any further conveyance, such Combined Unit may be conveyed as two (2) separate units.

8. **Taxes and Special Assessments.** The Owner of each Unit shall be responsible for any and all ad valorem or real estate taxes and special assessments that may be assessed against the unit and its percentage of ownership in the common elements by any governmental authority with jurisdiction over the unit. Nothing contained in this Master Deed shall be construed as giving to any unit owner any right of contribution or adjustment against any other unit owner on account of any deviation by any governmental authority from the percentages of ownership set forth in Article 2 hereof in any valuation or assessment against his/her unit.

9. **Administration of the project by Council.** Administration of the project, including the use, maintenance, repair, replacement and restoration of the common elements and any additions and alterations to them, shall be conducted by the Council of Co-Owners in accordance with the provisions of the Ky Condo Property Law, this Declaration, by Bylaws of the Council, and all project rules and regulations adopted by the Board. The Board may delegate the administration of any one or all of it's duties and powers to a managing agent employed full or part-time for that purpose, by written contract not to exceed three years in duration and cancelable by the Board.

A. **Insurance.** The Council of Co-Owners, acting by and through its Board, shall acquire for the regime casualty, liability and employee worker's compensation insurance, if needed, without prejudice to the right of co-owners to insure their units on their own account and for their own benefit. The premiums on such insurance shall be considered common expenses, enforceable under lien rights, provided that, should the amount of any insurance premium be affected by a particular use of a unit or units, the owner(s) of such unit(s) shall be required to pay any increase in premium(s) resulting from such use.

B. "Common Expenses" of the project means all charges, costs and expenses

incurred by the Council, the Board, and/or the Managing Agent for and in connection with the operation and administration of the project. Common expenses include those expenses for ground maintenance and repair, building maintenance and repair, all costs for common utility services not separately billed to each unit, liability insurance premiums, janitorial service for common area, garbage removal, asphalt and concrete repair of common areas, common sewage, snow removal from common areas, swimming pool, hot tubs, gazebo, tennis courts and any and all other recreational facilities provided by the Developer, landscaping, gardening, grass cutting, exterior painting, costs of project materials, supplies and equipment and tools, management, legal, accounting and engineering service fees, repairs and replacements of common element utility lines and equipment, and repayment of any loans obtained to pay for common expenses and to establish reserves to be maintained to cover future replacement costs and contingencies.

C. Access to Units. In the performance of its duties under this Article 11, the Council or its agents or employees may enter any unit when necessary in connection with any maintenance, repair, or reconstruction for which the Council is responsible. All incidental damage caused to a unit by such entry or such work shall be promptly repaired at the expense of the Council.

D. Alterations to General Common Elements. There shall be no alteration or further improvement (other than ordinary and necessary maintenance and repair) of the general common elements without prior approval in writing of the record owners of not less than seventy-five percent (75%) of the units. Any alteration or improvement of the general common elements bearing the approval in writing of the record owners of not less than seventy-five percent (75%) of the general common elements may be done and the cost shall be assessed to all unit owners in the same ratio as their shares in the general common

elements bear to each other. All unit owners shall thereafter contribute to the maintenance and upkeep of the common elements which are altered or improved.

10. **Administration by Developer.** The administration and control of the regime, including the adoption and amendment of the Bylaws and rules, and the assessment of common expenses, shall be exercised by the Developer until all seventy six units have been sold, or seven years after the date of the filing of this Master Deed, whichever occurs first. The Developer may also cede such authority to the Council at any time prior thereto.

Until such time as the administration and control is so transferred, the Developer shall be responsible for the maintenance cost of the regime in accordance with its own determination, incurred over and above the assessments received from unit owners for common expenses. The units owned by the Developer shall not be subject to any lien for common expenses, and the Developer shall not incur the other liabilities of unit owners set forth herein. However, upon the transfer of control to the Council, the Developer shall contribute such sums to the operating account and all reserve accounts theretofore established as are necessary to fully fund them to pay the common expenses for which they were established. The operating account shall be used to pay all such expenses incurred one or more times in a calendar year. The reserve accounts shall be used to pay for any repair, maintenance, or replacement of any common elements wherein such activities are not anticipated to be needed on an annual basis.

At the time of transfer of administration and control to the Council, the Council may purchase any of the personal property owned by Developer and located on the property for cash, including but not limited to works of art and supplies used in the operation of the property.

11. **Liabilities and responsibilities of unit owners.**

A. **Damage.** A unit owner shall be liable for the entire expense of any

maintenance, repair or replacement of any part of the condominium project, whether part of a unit or part of the general or limited common elements, if such maintenance, repair or replacement is rendered necessary by any willful or negligent act or omission of the unit owner, any member of his or her family, their guests, employees, agents or lessees. If any unit owner fails to undertake any such maintenance, repair or replacement within ten (10) days after the Board of Directors notifies the unit owner in writing that the Board of Directors has determined that such maintenance, repair or replacement is the responsibility of such owner under this Article 11, the Board of Directors may undertake such maintenance, repair, or replacement and the cost thereof shall be a lien on the unit of such unit owner until paid by the unit owner, and such lien shall be subject to the remedies for collection as provided for in this Declaration of Master Deed for The Woodlands on Harrod's Creek. The Unit Owners shall maintain personal liability insurance covering damage to person or property within the Woodlands in no less than \$300,000.00 coverage.

B. Personal Expense. The responsibilities of the unit owners shall include the maintenance, repair and replacement, at their own expense, of all portions of their unit, including all redecorating, painting, tiling, carpeting, waxing, papering, plastering or varnishing, replacement of any light bulbs, wiring, electrical outlets and the appliances and fixtures located in his/her unit, or located in the limited common elements appurtenant to his/her unit, or located in the general common elements, but benefitting his/her unit to the exclusion of any other unit, including, but not limited to, any plumbing fixtures, water heaters, air conditioning equipment, heat pumps and equipment, lighting fixtures, refrigerators, dishwashers, disposals, ranges, range hoods, and fans, sinks, lamps, doors, windows and telephones, or any electric, gas or water pipes or lines or wires or conduits or ducts serving any such appliances and fixtures.

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Such maintenance, repair and replacement shall be done without disturbing the rights of other unit owners, and shall not change the appearance of any portion of the exterior of a building without prior approval of the Board.

C. Liability of Unit Owners for Share of Common Expenses. Each unit owner shall be personally liable for the proportionate share of the common expenses and shall share in the common surplus, such shares being the same as the undivided share in the common elements provided in Article 5 hereof. No owner shall be exempt from contributing toward such expenses by waiver of the use or enjoyment of the common elements or by abandonment of his/her unit; provided, however, the Council may, but is not required to, abate or reduce an owner's contribution for a reasonable period of time during which his/her unit is uninhabitable as a result of damage or destruction.

D. Interest on Unpaid Assessments.

Assessments paid on or before ten (10) days after the day when due shall not bear interest, but all sums not paid on or before ten (10) days after the date when due shall bear a late charge of five percent (5%) on any monthly condominium assessment fee and, in addition thereto, shall bear annual interest at the then existing legal rate of interest from the date when due until paid. All payments upon account shall be first applied to interest and then to the assessment payment first due.

E. Lien for Assessments. Any unpaid common expenses assessed to a unit owner shall constitute a lien against the unit of such owner and against such owner's interest in the condominium project as provided in the Condominium Act. Such lien shall be subordinate to the lien of the mortgagee of the first mortgage of record on such unit. In addition to any other remedies or liens provided by law, if any unit owner is in default in the payment of any common expenses assessed to him/her for thirty (30) days, the Council may

bring suit for and on behalf of itself and as representative of all unit owners to enforce collection of the assessment and to foreclose the aforesaid lien. The lien for unpaid assessments shall also secure the legal interest and reasonable rental for the unit pending foreclosure, and the Council shall be entitled to the appointment of a receiver to collect the same.

12. **Grant and Reservation of Easements.**

A. Existing Easements. Easements are hereby declared and granted and reserved for utility purposes as they exist on the date of the recording of this Master Deed. Easements are further declared and granted and reserved for ingress and egress for pedestrian traffic over, through and across the hallways, passages, stairways, sidewalks, paths, walks, and lanes as are now and from time to time may exist upon the common elements and for vehicular traffic over, through and across such driveways, parking areas, and other portions of the common elements as are now and from time may be paved and intended for such purposes. All easements and rights described in this Master Deed are easements appurtenant, running with the land and shall inure to the benefit of and be binding upon the Owner and any other person having any interest in the condominium project. The deed of conveyance of any unit or any mortgage or trust deed or other evidence of obligation, shall be subject to the easements and rights described in this Master Deed, and reference to this Master Deed shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees, and trustees of such units as fully and completely as if such easements and rights had been recited fully and set forth in their entirety in such documents.

B. Air Space; Easement of Unintentional and Non-Negligent Encroachments. Each unit shall have an exclusive easement for the use of the air space occupied by the unit as it exists at a particular time and as the unit may lawfully be altered or reconstructed from

time to time. If a unit shall encroach upon any common element or upon any other unit by reason of the non-purposeful or non-negligent act of the unit owner or of the Council, then an easement appurtenant to such encroaching unit or common element, to the extent of such encroachment, shall exist so long as such encroachment shall exist. The Council shall have the right to maintain the presently existing improvements regardless of any present or future encroachments of any common element upon any unit.

C. Future Easements. The Council may grant easements for utility purposes for the benefit of the condominium project, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires, and equipment and electrical conduits and wires over, under, along and or any portion of the condominium project and each unit owner hereby grants the Council (acting through its President) an irrevocable power of attorney to execute, acknowledge, and record for and on behalf of each unit owner, such instruments or documents as may be necessary to effectuate such easements; provided, however, that any easement through boundaries of an individual unit shall be only according to the plans and specifications for the building, or as the building is constructed, unless approved in writing by the unit owner. The power of attorney granted by this Article 13 shall survive any disability or death of the unit owner and shall be binding on each successive unit owner.

13. **Maintenance of Community Interest.** In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of units by any owner shall be subject to the following provisions, as long as the condominium plan of ownership exists as to the buildings and the buildings exist in useful condition upon the land, which provisions each unit owner covenants to observe; provided however, nothing contained herein shall prevent the Developer from selling, leasing, or

otherwise transferring any unsold unit in any manner the Developer deems proper.

A. Transfer of units subject to approval by Council. Transfer of ownership of a unit, or the lease of a unit, except to another unit owner, may not be effected without approval of the Board of Directors of the Council. The Board may not approve a lease for less than one year. If title to a unit is held in trust, any transfer of the beneficial interest, other than as security for indebtedness, shall be deemed a transfer of ownership. If title is held by a corporation or partnership, transfer of 50% or more of the ownership of such an entity is likewise a transfer of ownership.

B. Notice of transfer. A unit owner intending to sell, lease, or give the unit, or if it has been inherited or otherwise transferred by operation of law, the recipient thereof shall notify the Board in writing of such intention or event, providing with such notice the name and address of the intended purchaser or lessee and such other information concerning the proposed new owner/occupant as the Board may reasonably require.

C. Failure of Notice. If notice is not received by the Board, at any time after receiving knowledge of such a transaction, the Board may approve or disapprove the transaction.

D. Certificate of Approval. If the Board approves the transaction, within sixty days of receipt of notice, the Board shall issue a certificate executed by the President of the Council and acknowledged by the Secretary, in form suitable for recordation, stating such approval. If requested, the certificate shall also contain a statement as to any default or absence thereof regarding the obligations of the unit owner to the council.

E. Disapproval of transfer. If the proposed lease is disapproved, it shall not be made. If the proposed transfer of ownership is disapproved, the Board shall immediately notify the owner in writing of same, and shall further provide the owner within sixty days

thereof an agreement for the Council to purchase the unit on behalf of all the unit owners or a new purchaser approved by the Board to whom the owner must sell the unit on the following terms: (1) the price shall be the lesser of that stated in the disapproved sale contract or the fair market value as determined by the consensus of three appraisers, one each to be appointed by the Board and the owner and the third to be selected by the first two. The cost of the appraisals shall be paid by the new owner. (2) The price shall be paid in cash. (3) The sale shall be closed within 30 days after determination of the sale price. If the Board fails to so act, the disapproved transfer shall be deemed to have been approved and the certificate of approval shall be issued.

F. Purchase by Council. No unit may be purchased by the Council without the approval of a majority of the unit owners, as determined by vote to be taken at a meeting to be held within two weeks of notice of same to all owners. At said meeting, a written vote or written proxy shall be included in the calculation.

G. Exceptions. The foregoing provisions of this Article 13 shall not apply to a transfer to or purchase by any mortgagee that acquires its title as the result owning a mortgage upon the unit concerned, and this shall be so whether the title is acquired by deed from the mortgagor, his successors or assigns, or through foreclosure proceedings; nor shall such provisions apply to a transfer, sale or lease by any mortgagee that so acquires its title. Neither shall such provision require the approval of a purchaser who acquires the title to a unit at a duly-advertised public sale with open bidding provided by law, such as, but not limited to, execution sale, foreclosure sale, judicial sale or tax sale.

H. Council as Purchaser of Units. Acquisitions by the Council of units under the provisions of this Article shall be made from the common expense fund of the Council. If that fund is insufficient, the Board of Directors shall levy a special assessment against each

unit owner in the ratio of ownership in the common elements other than the unit or units to be purchased by the Council, which assessment shall become a lien upon each such unit. The Council may borrow money to finance the acquisition of a unit under the provisions of this Article; provided, however, that no such financing may be secured by an encumbrance or hypothecation of any portion of the condominium project other than the unit or units to be acquired.

Units acquired by the Council under the provisions of this Article shall be held of record in the name of the Council or such nominee or entity as the Board of Directors shall designate for the use and benefit of all unit owners. Said units shall be sold or leased by the Council for the benefit of all unit owners upon such price, terms and conditions as the Board of Directors shall determine. All proceeds of such sale or leasing shall be deposited or used by the Board of Directors in such manner as it shall determine.

I. Developer's First Right of Refusal. Notwithstanding anything to the contrary, until all units have been sold or seven (7) years after the date of the filing of the Master Deed, whichever event first occurs, the Developer or its assigns shall have the "first right of refusal" to purchase any unit offered for resale. So long as this paragraph shall be applicable, any unit owner receiving an offer of purchase of his/her unit in a bonafide arms' length transaction shall, within ten days from date of receipt of such offer, transmit a copy of such offer to the Developer or its assign. Upon a receipt of such offer, the Developer or its assign shall have 10 days to respond, in writing, of its election to repurchase or not to repurchase the unit. If the Developer or its assign fails to respond in writing within 10 days, the first right of refusal to repurchase shall be automatically waived, and the unit owner shall have the right to proceed in closing according to the terms and conditions of the offer of purchase received under the bonafide arms' length offer. In the event the Developer or its assign elects

to repurchase the unit, the repurchase shall be under the same terms provided above.

J. Mortgage lenders. A unit owner must notify the Board before recordation of a mortgage against the unit of the identity of the mortgagee, and obtain the consent of the Board to that encumbrance, unless the mortgagee is the seller securing a portion of the purchase price or an entity regularly in the business of making residential first mortgage loans.

14. **Violation of Master Deed or bylaws.** Any unit owner responsible for any violation of any provision of the master deed or the bylaws of the Council shall be notified of same and shall immediately cease, desist, and correct such violation. The Board may authorize entrance into a unit to correct any violation not timely corrected, at the expense of the unit owner. Such activity shall not be deemed a trespass. The Board may also institute a legal proceeding to enjoin or abate the violation or to obtain a decree declaring the termination of the ownership of the unit and the judicial sale of same.

15. **Consent to Master Deed.** Every grantee of Developer, and all subsequent entities claiming an ownership interest in a unit acquired from such grantee or its successors in title, accept the title subject to all easements, restrictions, and liens of record and the provisions of this master deed as though the provisions were fully recited in every deed of conveyance to a unit in this condominium.

16. **Incorporation of Council of Co-Owners.** The Developer will cause the formation of a Kentucky non-profit corporation known as "The Woodlands on Harrod's Creek Council of Co-Owners, Inc." to act as the governing body for this condominium. Each unit owner shall be a member of such corporation and shall have one vote in the affairs of same. Membership shall terminate upon disposition of ownership and shall vest in the new owner.

17. **Amendments.**

A. The provisions of this Master Deed may be amended, changed or modified

by an instrument in writing setting forth such amendment, change or modification, signed and acknowledged by owners of seventy-five percent (75%) of all units and a majority of first mortgages having bonafide liens of record against the units. The By-Laws, unless otherwise provided, shall be amended, changed or modified only by an instrument in writing, setting forth such amendment, change or modification, signed and acknowledged by owners of a majority of the percentage interest of all units.

B. Any amendment, change or modification to this Master Deed shall conform to the provisions of the Condominium Property Law and shall be effective upon recordation thereof. By-Laws and any amendments thereto need not be recorded.

18. **Severability and waiver of deed provision.** The invalidity of any provision of this deed shall not impair the effect of any other provision. The failure to enforce any provision shall not abrogate or constitute a waiver of the provision.

19. **Consent of Lienholder.** National City Bank of Kentucky holder of a mortgage on the property described herein, said mortgage being secured by a lien appearing of record in Mortgage Book 4128, Page 55, in the Office of the County Clerk of Jefferson County, Kentucky, and being dated 7-12-96, joins herein only for the purpose of consenting and does hereby consent to the submission of the property to a Kentucky Condominium property Regime and to the provisions of this Master Deed; and the Developer does hereby agree that the lien rights of National City Bank are hereby transferred to the individual units of the regime.

IN WITNESS WHEREOF, the said Developer has caused this Master Deed to be signed by the Developer and Lender the date first shown above.

WOODLANDS DEVELOPMENT, LLC

By *Nathan W. Grauman*
Manager

NATIONAL CITY BANK OF KENTUCKY

By *DWOR, VP*

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Subscribed and sworn to before me by *Nathan W. Grauman* as Manager of Woodlands Development, LLC, on the *26th* day of *October*, 1998, to be the act and deed of Woodlands Development, LLC.

Joseph R. Gathers, Jr.
Notary Public
My Commission expires: *3/1/2002*

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Subscribed and sworn to before me by *David W. Olanik* as *Vice President* of National City Bank of Kentucky, on the *26th* day of *October*, 1998, to be the act and deed of National City Bank of Kentucky.

Joseph R. Gathers, Jr.
Notary Public
My Commission expires: *3/1/2002*

This instrument prepared by:

Arthur W. Howard
Arthur W. Howard, Attorney
515 West Market Street
Louisville, Kentucky 40202

CONDOMINIUM
OR
APT. OWNERSHIP
BOOK *68* PAGE *19-34*
FILE NO. *1044*

Document No.: DN1998173398
Lodged By: EQUITY TITLE
Recorded On: 10/27/1998 02:57:08
Total Fees: 48.00
Transfer Tax: .00
County Clerk: Rebecca Jackson
Deputy Clerk: DONREI

BOOK 7129 PAGE 0239

SCHEDULE "B"

UNIT		
HARRODS RUN ROAD		
ADDRESS	SQ. FT.	%
5600	2180.90	1.20
5602	2112.78	1.16
5604	2192.78	1.21
5606	2105.30	1.16
5608	2091.11	1.15
5610	2025.66	1.12
5612	2107.93	1.16
5614	2080.59	1.15
5616	2109.53	1.16
5618	2082.45	1.15
5620	2101.09	1.16
5621	2776.72	1.53
5622	2076.55	1.14
5623	2802.18	1.54
5624	2194.85	1.21
5626	2184.17	1.20
5700	2783.34	1.53
5702	2780.04	1.53
5704	2795.12	1.54
5706	2788.32	1.54
5708	2797.61	1.54
5710	2802.41	1.54
5712	2806.40	1.54
5714	2798.64	1.54
5716	2799.60	1.54
5718	2798.61	1.54
5720	2793.84	1.54

UNIT		
RIDGE RUN CIRCLE		
ADDRESS	SQ. FT.	%
6901	2185.54	1.20
6903	2166.21	1.19
6905	2096.76	1.15
6907	2079.45	1.15
6909	2090.13	1.15
6911	2082.40	1.15
6913	2109.58	1.16
6915	2082.10	1.15
6917	2189.07	1.21
6919	2170.79	1.20
7000	2787.63	1.53
7001	2788.90	1.54
7002	2782.49	1.53
7003	2790.19	1.54
7004	2784.89	1.53
7005	2794.03	1.54
7006	2791.50	1.54
7007	2785.88	1.53
7008	2783.62	1.53
7009	2783.90	1.53
7010	2793.64	1.54
7011	2767.34	1.52
7012	2776.57	1.53
7013	2822.87	1.55
7015	2808.41	1.55
7017	2803.75	1.54
7019	2807.31	1.55

UNIT		
TIMBER CREEK COURT		
ADDRESS	SQ. FT.	%
5500	2177.49	1.20
5502	2167.95	1.19
5504	2095.88	1.15
5506	2067.52	1.14
5508	2110.43	1.16
5510	2074.78	1.14
5512	2121.79	1.17
5514	2093.21	1.15
5516	2168.85	1.19
5518	2169.57	1.19
5600	2188.07	1.20
5602	2193.42	1.21
5604	2095.94	1.15
5606	2064.87	1.14
5608	2100.95	1.16
5610	2069.64	1.14
5612	2175.34	1.20
5614	2164.55	1.19
5616	2182.19	1.20
5618	2158.71	1.19
5620	2179.15	1.20
5622	2168.96	1.19
TOTALS	181663.71	100.00

SHEET AND INDEX
CONDOMINIUM PLAT
LANDS ON HARRODS CREEK
END OF DOCUMENT

Date: 9/22/98

Scale: 1" = 100'

Job No.: 97034_PL

Sheet

1

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Declaration/CCRs - Amendments




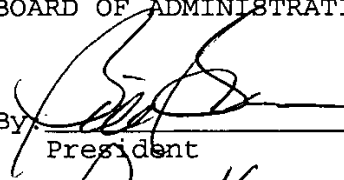
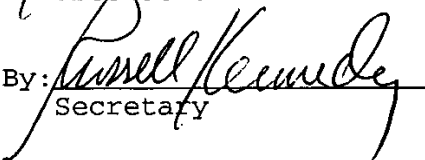
CORRECTION TO MASTER DEED
FOR
THE WOODLANDS ON HARRODS CREEK

This instrument of correction is executed by Woodlands Development, LLC (Developer) for the purpose of correcting two provisions erroneously inserted into the Master Deed For The Woodlands On Harrods Creek, of record in Deed Book 7129, Page 219, in the Office of the County Clerk of Jefferson County, Kentucky, to-wit:

1. Section 13 is deleted in its entirety; and
2. Section 17 is corrected so as to delete the following: "...and a majority of first mortgages having bonafide liens of record against the units."

IN TESTIMONY WHEREOF witness the signatures of the Developer and the President and Secretary of the Council Of Co-Owners who, by their signatures hereto, acknowledge approval of the Board Of Administration for the above corrections this 12th day of April, 2004.

WOODLANDS DEVELOPMENT, LLC
(Developer)
By: 
Phillip L. Grauman, Manager

BOARD OF ADMINISTRATION
By: 
President
By: 
Secretary

COMMONWEALTH OF KENTUCKY)
) ss.
COUNTY OF JEFFERSON)

Acknowledged before me by Phillip L. Grauman, as Manager of Woodlands Development, LLC, and [Signature] as President and Russell Kennedy as Secretary of The Woodlands On Harrods Creek Council Of Co-Owners, Inc., this 12th day of April, 2004.

My commission expires: My commission expires Aug 22, 2004

Notary Public, State at Large, KY

[Signature]
Notary Public

This instrument prepared by:

[Signature]
Harold W. Thomas
THOMAS, DODSON & WOLFORD
9200 Shelbyville Road, Suite 611
Louisville, Kentucky 40222
(502) 426-1700

Document No.: 082004066693
Logged By: THOMAS DODSON
Recorded On: 04/21/2004 12:48:16
Total Fees: 12.00
Transfer Tax: .00
County Clerk: HOBBS HOLSCLAW-JEFF CO KY
Deputy Clerk: CARAR

END OF DOCUMENT

AMENDMENT TO MASTER DEED

FOR

THE WOODLANDS ON HARRODS CREEK

THIS DECLARATION made and entered into this 16th day of November, 2002, by Woodlands Development, LLC, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, the Developer acquired certain property in Jefferson County, as referenced in Deed dated October 14, 1998, of record in Deed Book 7123, Page 74, in the Office of the County Clerk of Jefferson County, Kentucky; and

WHEREAS, the Developer submitted the above-referenced property to the condominium form of ownership and use by Master Deed dated October 26, 1998, of record in Deed Book 7129, Page 219, in the Office of the Clerk aforesaid; and

WHEREAS, the Developer now desires to amend the Master Deed to provide for the final percentages of ownership allocated to each of the residential units and garages;

NOW, THEREFORE, pursuant to the power retained in the aforementioned Master Deed for The Woodlands On Harrods Creek, the Developer does hereby amend the aforementioned Master Deed to declare and establish that the final percentages of ownership, allocated to each residential unit and garage, are those set forth in Exhibit A attached hereto.

00 08009PG0672

The Woodlands on Harrods Creek Unit Shares

Address	%	Address	%
5500 Timber Creek Ct	1.15%	6901 Ridge Run Cr	1.15%
5502 Timber Creek Ct	1.14%	6903 Ridge Run Cr	1.14%
5504 Timber Creek Ct	1.10%	6905 Ridge Run Cr	1.10%
5506 Timber Creek Ct	1.09%	6907 Ridge Run Cr	1.09%
5508 Timber Creek Ct	1.11%	6909 Ridge Run Cr	1.10%
5510 Timber Creek Ct	1.09%	6911 Ridge Run Cr	1.10%
5512 Timber Creek Ct	1.12%	6913 Ridge Run Cr	1.11%
5514 Timber Creek Ct	1.10%	6915 Ridge Run Cr	1.10%
5516 Timber Creek Ct	1.14%	6917 Ridge Run Cr	1.15%
5518 Timber Creek Ct	1.14%	6919 Ridge Run Cr	1.14%
5600 Timber Creek Ct	1.15%	7000 Ridge Run Cr	1.58%
5602 Timber Creek Ct	1.15%	7001 Ridge Run Cr	1.58%
5604 Timber Creek Ct	1.10%	7002 Ridge Run Cr	1.57%
5606 Timber Creek Ct	1.09%	7003 Ridge Run Cr	1.58%
5608 Timber Creek Ct	1.11%	7004 Ridge Run Cr	1.58%
5610 Timber Creek Ct	1.09%	7005 Ridge Run Cr	1.58%
5612 Timber Creek Ct	1.14%	7006 Ridge Run Cr	1.58%
5614 Timber Creek Ct	1.14%	7007 Ridge Run Cr	1.58%
5616 Timber Creek Ct	1.15%	7008 Ridge Run Cr	1.58%
5618 Timber Creek Ct	1.14%	7009 Ridge Run Cr	1.58%
5620 Timber Creek Ct	1.15%	7010 Ridge Run Cr	1.58%
5622 Timber Creek Ct	1.14%	7011 Ridge Run Cr	1.57%
		7012 Ridge Run Cr	1.57%
5600 Harrods Run Rd	1.15%	7013 Ridge Run Cr	1.59%
5602 Harrods Run Rd	1.11%	7015 Ridge Run Cr	1.59%
5604 Harrods Run Rd	1.15%	7017 Ridge Run Cr	1.59%
5606 Harrods Run Rd	1.11%	7019 Ridge Run Cr	1.59%
5608 Harrods Run Rd	1.10%	Garage A	0.27%
5610 Harrods Run Rd	1.07%	Garage B	0.27%
5612 Harrods Run Rd	1.11%	Garage C	0.27%
5614 Harrods Run Rd	1.09%	Garage D	0.27%
5616 Harrods Run Rd	1.11%		
5618 Harrods Run Rd	1.10%		
5620 Harrods Run Rd	1.11%		
5621 Harrods Run Rd	1.58%		
5622 Harrods Run Rd	1.09%		
5623 Harrods Run Rd	1.58%		
5624 Harrods Run Rd	1.16%		
5626 Harrods Run Rd	1.15%		
5700 Harrods Run Rd	1.58%		
5702 Harrods Run Rd	1.57%		
5704 Harrods Run Rd	1.58%		
5706 Harrods Run Rd	1.58%		
5708 Harrods Run Rd	1.58%		
5710 Harrods Run Rd	1.58%		
5712 Harrods Run Rd	1.58%		
5714 Harrods Run Rd	1.58%		
5716 Harrods Run Rd	1.58%		
5718 Harrods Run Rd	1.58%		
5720 Harrods Run Rd	1.58%		
		Total	100.00%

Document No.: DN2002221351
 Lodged By: thomas dodson wolford
 Recorded On: 11/22/2002 10:19:58
 Total Fees: 12.00
 Transfer Tax: .00
 County Clerk: Bobbie Holsclaw-JEFF CO KY
 Deputy Clerk: CARHAR

END OF DOCUMENT



**SECOND AMENDMENT
TO
MASTER DEED
FOR
THE WOODLANDS ON HARRODS CREEK**

This Second Amendment To Master Deed For The Woodlands On Harrods Creek is made by The Woodlands On Harrods Creek Council of Co-owners, Inc. (the incorporation of the Council of Co-Owners of The Woodlands On Harrods Creek), hereafter referred to as "the homeowners association", with the approval of more than 75% of the unit owners.

WITNESSETH:

WHEREAS, Section 17(A) of the Master Deed for The Woodlands On Harrods Creek provides that the Master Deed of record in Deed Book 7129, Page 219, in the Office of the County Clerk of Jefferson County, Kentucky, as corrected by instrument recorded in Deed Book 8394, Page 810, in the Office of the Clerk aforesaid, and

WHEREAS, the aforesaid approval has been made, as evidenced by the attached Exhibit A,

NOW THEREFORE, the homeowners association, for the purposes hereinbefore set forth and pursuant to the provisions set forth in the Master Deed aforementioned does hereby amend the

Master Deed as follows:

1. A new section shall be added to the Master Deed which shall read as follows:

"Effective May 1, 2006, 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 unit is leased to a member of the owner's immediate family (parents, grandparents, children and grandchildren), (b) 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, (c) the owner moved to a nursing home or assisted living facility, or (d) the owner dies and there is no surviving spouse who resided with the deceased at time of death.

Upon the occurrence of b, c or d above, a unit may be leased or rented for a total period of time not to exceed one (1) year and a lease or rental agreement entered into upon the occurrence of a, b, c or d shall be subject to the following restrictions:

i. A fully executed copy of any proposed lease shall be delivered to the Board ten (10) days before the term is to begin; and

ii. Any such lease or rental agreement shall be subject to the Master Deed and By-Laws ("the restrictions") for The Woodlands On Harrods Creek."

2. Except as set forth herein, the Master Deed for The Woodlands On Harrods Creek and the previous amendments thereto

Exhibit A

The following unit owners of The Woodlands On Harrods Creek,
by their signatures hereto, indicate their approval of the attached
Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. ✓ <u>Frank K. Plummer</u>	<u>5616 Timber Creek Ct</u>
2. ✓ <u>Good Northcott</u>	<u>5622 Timber Creek Ct</u>
3. ✓ <u>H. Eugene Thompson</u>	<u>5612 Timber Creek Ct.</u>
4. ✓ <u>John D. Whitsett</u>	<u>5510 Timber Creek</u>
5. ✓ <u>Michael D. Fehrlit</u>	<u>5602 Timber Creek Ct.</u>
6. ✓ <u>Eddie Barruckman</u>	<u>5620 Timber Creek Ct.</u>
7. ✓ <u>Kenton R. Hayes</u>	<u>5504 Timber Creek Ct.</u>
8. ✓ <u>Richard L. Harrison</u>	<u>5604 Timber Creek Dr #</u>
9. ✓ <u>Don Key</u>	<u>5514 Timber Creek Ct</u>
10. ✓ <u>Hellie B. Stahlman</u>	<u>5608 Timber Creek Ct.</u>
11. ✓ <u>Jewell Bollinger</u>	<u>5600 Timber Creek Ct</u>
12. ✓ <u>Chris Sabzman</u>	<u>5602 Harrods Run Rd</u>
13. ✓ <u>Dorothy Hedgepeth by R. Pl property.</u>	<u>5512 Timber Creek Ct</u>
14. _____	_____
15. _____	_____
16. _____	_____

Exhibit A

The following unit owners of The Woodlands On Harrods Creek, by their signatures hereto, indicate their approval of the attached Second Amendment To The Master Deed For The Woodlands On Harrods Creek:


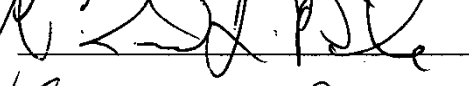

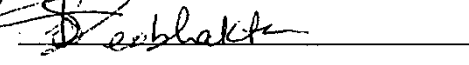
<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. 	5506 Timber Creek Ct.
2. 	3508 Timber Creek Ct.
3. 	5516 Timber Creek Ct.
4. 	5518 u u u
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

Exhibit A

The following unit owners of The Woodlands On Harrods Creek, by their signatures hereto, indicate their approval of the attached Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Russell Kennedy</u>	<u>7012 Ridge Run</u>
2. <u>[Signature]</u>	<u>7004 Ridge Run</u>
3. <u>Deborah McCoy</u>	<u>7008 Ridge Run</u>
4. <u>Robert W. Flogar</u>	<u>7000 Ridge Run</u>
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

UNIT
APARTMENT OWNERS

UNIT NUMBERS

- 57. ✓ Wendy
- 58. ✓ J. Beck
- 59. ✓ Maria Taberoux
- 60. Theresa Johnson
- 61. _____
- 62. _____
- 63. _____
- 64. _____
- 65. _____
- 66. _____
- 67. _____
- 68. _____
- 69. _____
- 70. _____
- 71. _____
- 72. _____
- 73. _____
- 74. _____
- 75. _____
- 76. _____

- 6219 Ridge Run
- 6915 Ridge Run Cir.
- 6903 Ridge Run Circle
- 6907 Ridge Run Ci. —

Exhibit A

The following unit owners of The Woodlands On Harrods Creek,
by their signatures hereto, indicate their approval of the attached
Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

<u>UNIT</u>	<u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1.	<u>Shirley Markus</u>	<u>6909 Ridge Run Circle</u>
2.	<u>Mary Abbott</u>	<u>5614 Timber Creek Ct.</u>
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____

Exhibit A

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by their signatures hereto, indicate their approval of the attached
Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

<u>UNIT</u>		
<u>APARTMENT OWNERS</u>		<u>UNIT NUMBERS</u>
1. <u>Billy Lindsey</u>		<u>5704 Harrods Run</u>
2. <u>Jim Dantz</u>		<u>5702 HARRODS RUN</u>
3. <u>Jim Dantz</u>		<u>5706 HARRODS RUN</u>
4. <u>[Signature]</u>		<u>5714 HARRODS RUN</u>
5. <u>Sally Wilson Slattery</u>		<u>5712 Harrods Run Rd.</u>
6. <u>Pat Walker</u>		<u>5708 Harrods Run Rd</u>
7. <u>by proxy Billy Lindsey</u>		
8. _____		_____
9. _____		_____
10. _____		_____
11. _____		_____
12. _____		_____
13. _____		_____
14. _____		_____
15. _____		_____
16. _____		_____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u><i>Bone Gentry</i></u>	<u>5710</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Lorena Wilkin</u>	<u>5700 Harrods Run</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

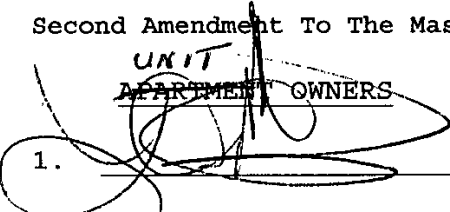
<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. 	56th Harrods Pk.
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>David Gray</u>	<u>5620 H. Run</u>
2. <u>Marjorie Tralaw</u>	<u>5616 H. R.</u>
3. <u>B. Beal</u>	<u>5608 HR</u>
4. <u>Wm. Lopez</u>	<u>5622 HR</u>
5. <u>Steffen R.</u>	<u>7017 Ridge Run Circle</u>
6. <u>Barbara G. Hunter</u>	<u>5612 Harrod Run Rd.</u>
7. <u>[Signature]</u>	<u>5626 HR</u>
8. <u>Judith L. Anderson</u>	<u>5610 Timber Creek Ct.</u>
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

UNIT
APARTMENT OWNERS

UNIT NUMBERS

①

1. Valerie J. Ellerton

6917 Ridge Run Circle

2. Don E. Ellerton

6917 Ridge Run Circle

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Shuly Hamad</u>	<u>7006</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Naughton, Mimi</u>	<u>5600 Harrods Run Road</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Margaret & Bruce Hall</u>	<u>5720</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>Ruth Ann Hale</u>	<u>5623 Harrods Run Rd</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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<u>UNIT</u> <u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1. <u>BARRY & MANIJEH MANOOCHERI</u>	<u>8716 HARRODS CUP RD</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____

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Second Amendment To The Master Deed For The Woodlands On Harrods Creek:

<u>UNIT</u>	<u>APARTMENT OWNERS</u>	<u>UNIT NUMBERS</u>
1.	<i>Christine "Micki" Lexus Trust</i>	<i>5624 Harrods Rd</i>
2.	<i>by Margorie Elizabeth White</i> <i>(Trustee)</i>	
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

UNIT
APARTMENT OWNERS

UNIT NUMBERS

- 57. ✓ Laurie & Donald Blaine ✓
- 58. ✓ Jesse & Joe White ✓
- 59. ✓ Phyllis & Tom ✓
- 60. ✓ Carolyn Magness ✓
- 61. ✓ Russell S. Conger ✓
- 62. ✓ Ruth & Jim Orbit ✓
- 63. ✓ JoAnne Gode ✓
- 64. ✓ Stewart H. Swaley ✓
- 65. ✓ Bob & Susan ✓
- 66. _____
- 67. _____
- 68. _____
- 69. _____
- 70. _____
- 71. _____
- 72. _____
- 73. _____
- 74. _____
- 75. _____
- 76. _____

- 7001 Ridge Run Circle
- 7011 Ridge Run Circle
- 7005 Ridge Run Circle
- 7009 Ridge Run Cir.
- 7013 Ridge Run Cr.
- 7007 Ridge Run Circle
- 7003 Ridge Run Circle
- 7019 Ridge Run Cir.
- 7002 " " "

Document No.: DN2006052068
 Lodged By: THOMAS BOGSON
 Recorded On: 04/05/2006 11:17:08
 Total Fees: 48.00
 Transfer Tax: .00
 County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
 Deputy Clerk: CARHAR

END OF DOCUMENT

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Insurance Declaration Page



AGENCY CUSTOMER ID: 00038368

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Robins Insurance Agency, Inc		NAMED INSURED The Woodlands on Harrods Creek Council of Co-Owners Incorporated	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 24 **FORM TITLE:** Certificate of Property Insurance

>>>*IMPORTANT*<<< Please refer to the association's governing documents to confirm specific items the unit owner is responsible for covering on their HO-6 policy [Personal Condominium Policy]. Coverage is based on governing documents.

- Are Walls-In and betterments included? – Coverage is provided for buildings, structures and units back to the original specifications. Coverage betterments/improvements to the unit is not provided.
- Is Windstorm/Hail Included? Yes, coverage is included.
- 100% Replacement Cost Coverage – Yes, Replacement Cost Form
- Is the management company covered under the fidelity limit? – Yes, coverage includes the property management company.
- Define if this is Special, All Risk or Broad Coverage – Special Form
- Building Ordinance and Law – Yes, included within the policy.
- Separation of Insureds – Included in policy form.
- Boiler and Machinery endorsement – Yes, coverage is included within the policy.
- Number of units covered – 76 Residential Units
- Is the property management company an additional insured on the referenced policies? Yes.
- Is there co-insurance? If so, do you have an agreed amount endorsement? Coinsurance does not apply.
- Policy includes a waiver of subrogation against unit owners
- Policy includes 10 day notice of cancellation for non -payment of premium and 30 day notice of cancellation and/or non-renewal for any reason

Schedule of Locations:
 5500-5518 Timber Creek Ct, Prospect KY 40059
 5600-5622 Timber Creek Ct, Prospect KY 40059
 6901-6919 Ridge Run Cir, Prospect KY 40059
 5600- 5626 Harrods Run Rd, Prospect KY 40059
 5621-5623 Harrods Run Rd, Prospect KY 40059
 5700-5708 Harrods Run Rd, Prospect KY 40059
 5710-5720 Harrods Run Rd, Prospect KY 40059
 7000- 7012 Ridge Run Cir, Prospect KY 40059
 7001-7019 Ridge Run Cir, Prospect KY 40059

The Woodlands on Harrods Creek Council of Co-Owners, Inc. Monthly Financials





**The Woodlands on Harrods Creek
Council of Co-Owners, Inc.
Monthly Financial Statements
12/31/2025**

Prepared by:

Kentuckiana Property Management LLC
10217 Linn Station Road
Louisville, KY 40223
Kentuckianapropertymanagement.com

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
42005 - Association Fee Income	29,291.00	29,291.00	-	351,492.00	351,492.00	-	351,492.00
42010 - Special Assessment	-	-	-	29,291.00	29,291.00	-	29,291.00
Total Assessment Income	29,291.00	29,291.00	-	380,783.00	380,783.00	-	380,783.00
Other Operating Income							
43030 - Clubhouse Rental	-	25.00	(25.00)	600.00	300.00	300.00	300.00
43045 - Fine Income	-	-	-	(250.00)	-	(250.00)	-
43060 - Late Fee Income	-	175.00	(175.00)	377.65	2,100.00	(1,722.35)	2,100.00
43061 - Interest Income	23.84	375.00	(351.16)	283.49	4,500.00	(4,216.51)	4,500.00
43085 - NSF Fee Income	-	-	-	10.00	-	10.00	-
43090 - Other Association Income	-	916.63	(916.63)	420.00	11,000.00	(10,580.00)	11,000.00
Total Other Operating Income	23.84	1,491.63	(1,467.79)	1,441.14	17,900.00	(16,458.86)	17,900.00
Total Income	29,314.84	30,782.63	(1,467.79)	382,224.14	398,683.00	(16,458.86)	398,683.00

Operating Expense

Operating Expenses

60005 - Accounting	-	-	-	350.00	1,500.00	1,150.00	1,500.00
60030 - Bad Debt	-	25.00	25.00	-	300.00	300.00	300.00
60035 - Bank Fees	-	-	-	10.00	-	(10.00)	-
60085 - Insurance	5,338.00	6,183.37	845.37	78,389.13	74,200.00	(4,189.13)	74,200.00
60090 - Internet / Telephone	150.00	133.37	(16.63)	1,779.96	1,600.00	(179.96)	1,600.00
60095 - Legal and Professional Fees	-	250.00	250.00	4,452.00	3,000.00	(1,452.00)	3,000.00
60105 - Management Fees	1,500.00	1,341.63	(158.37)	18,000.00	16,100.00	(1,900.00)	16,100.00
60115 - On-Boarding Fee	-	-	-	1,295.00	-	(1,295.00)	-
60120 - Office Expense	254.99	100.00	(154.99)	1,176.71	1,200.00	23.29	1,200.00
60155 - Website Expense	-	108.37	108.37	1,712.00	1,300.00	(412.00)	1,300.00
60165 - Taxes & Licenses	-	-	-	35.00	15.00	(20.00)	15.00
65010 - Cleaning Services	-	25.00	25.00	-	300.00	300.00	300.00
65020 - Clubhouse Maintenance	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
65045 - Pest Control	-	41.63	41.63	1,550.00	500.00	(1,050.00)	500.00
65050 - Pool	-	-	-	14,045.64	6,300.00	(7,745.64)	6,300.00
65070 - Pool Maintenance/Repairs	-	-	-	-	11,500.00	11,500.00	11,500.00
75020 - Electrical Repairs & Materials	-	375.00	375.00	10,430.00	4,500.00	(5,930.00)	4,500.00
75105 - Maintenance/Repairs	-	1,875.00	1,875.00	24,527.47	22,500.00	(2,027.47)	22,500.00
75135 - Plumbing Repairs/Maintenance	-	433.37	433.37	10,159.10	5,200.00	(4,959.10)	5,200.00
75170 - Stair Repairs and Maint	-	1,416.63	1,416.63	-	17,000.00	17,000.00	17,000.00
Total Operating Expenses	7,242.99	12,558.37	5,315.38	167,912.01	170,015.00	2,102.99	170,015.00

Landscape/Ground Maintenance

70015 - Landscape Other	-	5,433.37	5,433.37	13,303.53	65,200.00	51,896.47	65,200.00
70020 - Lawn and Landscaping	6,291.10	5,166.63	(1,124.47)	75,493.20	62,000.00	(13,493.20)	62,000.00

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
70025 - Parking Lot Maintenance	-	1,033.37	1,033.37	-	12,400.00	12,400.00	12,400.00
70030 - Snow Removal	5,395.40	-	(5,395.40)	17,246.20	3,000.00	(14,246.20)	3,000.00
Total Landscape/Ground Maintenance	11,686.50	11,633.37	(53.13)	106,042.93	142,600.00	36,557.07	142,600.00
Utility Expenses							
78001 - Utilities	1,314.20	1,400.00	85.80	15,815.37	16,800.00	984.63	16,800.00
78020 - Water & Sewer	4,553.75	5,475.00	921.25	74,968.58	65,700.00	(9,268.58)	65,700.00
Total Utility Expenses	5,867.95	6,875.00	1,007.05	90,783.95	82,500.00	(8,283.95)	82,500.00
Total Expense	24,797.44	31,066.74	6,269.30	364,738.89	395,115.00	30,376.11	395,115.00
Operating Net Total	4,517.40	(284.11)	4,801.51	17,485.25	3,568.00	13,917.25	3,568.00
Net Total	4,517.40	(284.11)	4,801.51	17,485.25	3,568.00	13,917.25	3,568.00

The Woodlands on Harrods Creek Council of Co-Owners, Inc.

Balance Sheet For 12/31/2025

Cash		
Operating Cash	\$44,198.61	
Total Cash		\$44,198.61
Restricted Cash		
Reserve Cash	\$107,234.67	
Total Restricted Cash		\$107,234.67
Prepaid Expenses		
Prepaid Insurance	\$13,649.93	
Total Prepaid Expenses		\$13,649.93
	Total Assets	\$165,083.21
<hr/>		
Prepayments		
Prepayments	\$9,476.24	
Total Prepayments		\$9,476.24
Accounts Payable and Other Liabilities		
Accounts Payable	\$6,281.67	
Total Accounts Payable and Other Liabilities		\$6,281.67
Fund Balance		
Retained Earnings	\$131,840.05	
Current Year Net Income (Loss)	\$17,485.25	
Total Fund Balance		\$149,325.30
	Total Liabilities / Equity	\$165,083.21