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Jefferson County Clerk's Office

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**INST # 2016257949**

**BATCH # 47756**

**JEFFERSON CO, KY FEE \$22.00**

PRESENTED ON: 10-20-2016 6 01:51:55 PM

LODGED BY: BARDENWERPER, TALBOTT & ROBERTS

RECORDED: 10-20-2016 01:51:55 PM

BOBBIE HOLSCRAW  
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**FOURTEENTH AMENDMENT TO MASTER DEED OF  
EASTGATE PROFESSIONAL PARK OFFICE CONDOMINIUMS**

This Fourteenth Amendment to Master Deed for Eastgate Professional Park Office Condominiums ("Amendment") is made at the direction of and caused to be recorded by **EASTGATE PROFESSIONAL PARK OFFICE CONDOMINIUMS COUNCIL OF CO-OWNERS, INC.**, a Kentucky corporation (the "Council"), having an address of c/o Cornerstone Property Management, LLC, 6006 Brownsboro Park Blvd., Suite B, Louisville, Kentucky 40207, as a supplement to the Master Deed establishing Eastgate Professional Park Office Condominiums dated February 18, 1999.

**W I T N E S S E T H:**

**WHEREAS**, Pinnacle Properties of Louisville, LLC, a Kentucky limited liability company (the "Original Declarant"), has made and declared a Master Deed Establishing Eastgate Professional Park Office Condominiums dated February 18, 1999, which is recorded in Deed Book 7190, Page 337, in the Office of the County Clerk of Jefferson County, Kentucky; as amended by First Amendment to Master Deed Establishing Eastgate Professional Park Office Condominiums dated April 19, 1999, of record in Deed Book 7229, Page 397, in the Office of the Clerk aforesaid; as amended by Second Amendment to Master Deed Establishing Eastgate Professional Park Office Condominiums dated August 12, 1999, of record in Deed Book 7299, Page 837, in the Office of the Clerk aforesaid; as amended by Third Amendment to Master Deed Establishing Eastgate Professional Park Office Condominiums dated October 22, 1999, of record in Deed Book 7343, Page 9, in the Office of the Clerk aforesaid; as amended by Declaration of Annexation and Fourth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated November 15, 2002, of record in Deed Book 8004, Page 611, in the Office of the Clerk aforesaid; as amended by Fifth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated November 15, 2002, of record in Deed Book 8004, Page 617, in the Office of the Clerk aforesaid; as amended by Sixth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated September 16, 2003, of record in Deed Book 8249, Page 65, in the Office of the Clerk aforesaid; as amended by Seventh Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated February 11, 2004, of record in Deed Book 8360, Page 624 in the Office of the Clerk aforesaid; as amended by the Eighth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated March 31, 2004, of record in Deed Book 8382, Page 520 in the Office of the Clerk aforesaid; as amended by the Ninth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated October 12, 2004, of record in Deed Book 8503, Page 580 in the Office of the Clerk aforesaid; as amended by the Tenth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated January 5, 2005, of record in Deed Book 8552, Page 805 in the Office of the Clerk aforesaid; as amended by the Eleventh Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated February 25, 2005, of record in Deed Book 8577, Page 399 in the Office of the Clerk aforesaid; as amended by the Twelfth Amendment to Master Deed of Eastgate Professional Park Office Condominiums dated May 24, 2005, of record in Deed Book 8631, Page 436 in the Office of Clerk aforesaid; and as amended by the Thirteenth Amendment to Master Deed of Eastgate Professional

Park Office Condominiums dated January 13, 2006, of record in Deed Book 8765, Page 578 in the Office of the Clerk aforesaid (the "Master Deed"); and

**WHEREAS**, pursuant to Section 13 of the Master Deed, as amended, the Original Declarant previously transferred all rights and powers which would otherwise be vested in the Original Declarant to the Council, acting through the Board of Directors; and

**WHEREAS**, pursuant to the above, the right to subdivide a Unit is now vested in the Council pursuant to Section 3(c); and

**WHEREAS**, this Amendment is necessary to subdivide Unit Number 200 in Building W into two Units pursuant to Section 3(c) of the Master Deed;

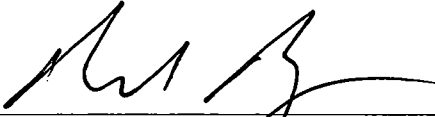
**NOW, THEREFORE**, in accordance with the foregoing preambles, which are hereby incorporated herein, Council hereby declares that the real property ("Property"), more fully described in the Master Deed as amended as set forth above and made a part hereof, shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth in this Amendment as if these conditions and restrictions were included in and made a part of the Master Deed.

1. Unit 200 shall be subdivided into two Units, now known as Unit 200 and Unit 201.

2. Eastgate Professional Park Office Condominiums now consists of sixty-eight (68) units in twenty-four (24) buildings. Plans for two (2) units in Building #1 are of record in Condominium and Apartment Ownership Book 70, Pages 38 and 39, in the Office of the County Court Clerk of Jefferson County, Kentucky; Plans for two (2) units in Building #2 are of record in Condominium and Apartment Ownership Book 71, Pages 20 and 21, in the Office aforesaid; Plans for four (4) units in Buildings #3 and #4 are of record in Condominium and Apartment Ownership Book 73, Pages 9 and 10, in the Office aforesaid; and Plans for two (2) units in Building #5 are of record in Condominium and Apartment Ownership Book 74, Pages 30 and 31, in the Office aforesaid; plans for six (6) units in Building F and Building G are of record in Condominium and Apartment Ownership Book 91, Pages 46, 47, 48, 49, 50 and 51 as amended by the plans recorded with this Amendment; plans for five (5) units in Building H and Building I, are of record in Condominium and Apartment Ownership Book 98, Pages 5, 6 and 7; and plans for ten (10) units in Building J, Building N and Building O, of record in Condominium and Apartment Ownership Book 100, Pages 97-107; and plans for eight (8) units in Building K, Building L and Building M are filed in Condominium and Apartment Ownership Book 101, Pages 58, 59, 60, 61 and 62; and plans for nine (9) units in Buildings P, Q, and W are filed in Apartment Ownership Book 104, Pages 73-77; and plans for five (5) units in Building V are filed in Condominium and Apartment Ownership Book 106, Pages 45, 46, 47 & 48; and plans for five (5) additional units in Buildings R and S are filed in Apartment Ownership Book 107, Pages 20, 21 and 22; and plans for three (3) additional units in Ownership Book 108, Pages 45, 46, 47 & 48; and plans for six (6) units in Buildings T and X are filed in Apartment Ownership Book 112, Pages 1 through 6; and plans for Units 200 and 201, in Building W are filed



**THIS INSTRUMENT PREPARED BY:**

A handwritten signature in black ink, appearing to be 'M. B.', written over a horizontal line.

**BARDENWERPER, TALBOTT & ROBERTS, PLLC**  
Building Industry Association of Greater Louisville Bldg.  
1000 N. Hurstbourne Pkwy., 2<sup>nd</sup> Floor  
Louisville, Kentucky 40223  
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EASTGATE PROFESSIONAL PARK  
 PERCENTAGE INTEREST IN COMMON ELEMENTS

Building No	Unit No	Unit Area in Sq. Ft.	Percentage Interest	Total Unit Area Fully Finished	Total Unit Area with Basement Storage
1	1A	2845.53	1.97%	2845.53	
1	1B	2845.53	1.97%	2845.53	
2	2A	3568.43	2.48%	3568.43	
2	2B	3568.43	2.48%	3568.43	
3	3A	2847.17	1.98%	2847.17	
3	3B	2847.17	1.98%	2847.17	
4	4A	2839.39	1.97%	2839.39	
4	4B	2839.39	1.97%	2839.39	
5	5A	3556.72	2.47%	3556.72	
5	5B	3556.72	2.47%	3556.72	
F	100	2350	1.63%	2350	
F	200	1170	0.81%	1170	
F	201	1170	0.81%	1170	
F	B-00	2306	1.60%		2306
G	100	2595	1.80%	2595	
G	200	2590	1.80%	2590	
H	100	2594	1.80%	2594	
H	200	1288	0.89%	1288	
H	201	1299	0.90%	1299	
I	100	2599	1.80%	2599	
J	200	2597	1.80%	2597	
J	100	1293	0.90%	1293	
J	101	1290	0.89%	1290	
J	200	1292	0.90%	1292	
J	201	1292	0.90%	1292	
N	100	2745	1.90%	2745	
N	B-00	2730	1.89%		2730
O	100	1417	0.98%	1417	
O	101	1318	0.91%	1318	
O	B-00	1403	0.97%		1403
O	B-01	1316	0.91%		1316
K	100	2574	1.79%	2574	
K	200	2576	1.79%	2576	
L	B-00	1313	0.91%		1313
L	B-01	1346	0.93%		1346
L	100	1327	0.92%		1327
L	101	1404	0.97%		1404
M	100	2731	1.89%	2731	
M	B-00	2716	1.88%		2716
P	B-00	1311	0.91%	1311	

EASTGATE PROFESSIONAL PARK  
PERCENTAGE INTEREST IN COMMON ELEMENTS

P	B-01	1332	0.92%	1332	
P	100	2659	1.84%	2659	
P	101	1399	0.97%	1399	
Q	B-00	1400	0.97%	1400	
Q	B-01	1315	0.91%		1315
Q	100	1410	0.98%	1410	
R	100	2757	1.91%	2757	
R	B-00	1326	0.92%	1326	
R	B-01	1399	0.97%	1399	
S	100	2847	1.97%	2847	
S	B-00	2925	2.03%	2925	
T	B-00	2594	1.80%	2594	
T	100	2597	1.80%	2597	
T	200	2609	1.81%	2609	
U	B-00	2585	1.79%		2585
U	100	2594	1.80%	2594	
U	200	2612	1.81%	2612	
V	B-00	1622	1.13%	1622	
V	B-01	1645	1.14%		1645
V	100	1598	1.11%	1598	
V	101	1668	1.16%	1668	
V	200	3352	2.33%	3352	
W	100	2737	1.90%	2737	
W	200	1423	0.99%	1423	
W	201	1307	0.91%	1307	
X	100	1288	0.89%	1288	
X	101	1288	0.89%	1288	
X	200	2603	1.81%	2603	
		144157.48	100.00%	133590.48	10567

REVISED EXHIBIT A

Recorded in Condo Book  
No. 135 Page 8-9  
Part No. 3032