

OF COUNTY

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Bobbie Holsclaw

Jefferson County Clerk's Office

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INST # 2023079336
BATCH # 454441

JEFFERSON CO, KY FEE \$50.00
PRESENTED ON: 04-25-2023 3 11:02:07 AM
LODGED BY: RL INVESTORS LLC
RECORDED: 04-25-2023 11:02:07 AM
BOBBIE HOLSCRAW
CLERK
BY: RITA BROWN
LEGAL RECORDS.

BK: D 12598

PG: 141-144

**FIRST AMENDMENT
TO
MASTER DEED ESTABLISHING
REYNOLDS LOFTS CONDOMINIUMS**

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THIS FIRST AMENDMENT TO MASTER DEED (the "First Amendment") is made and entered into as of the 31st day of January 2023, by **REYNOLDS LOFTS CONDOMINIUM ASSOCIATION, INC.**, a Kentucky corporation, whose mailing address is 1999 Richmond Road, Suite 300, Lexington, Kentucky 40502 (the "Council" or "COA").

WITNESSETH:

WHEREAS, the Master Deed Establishing Reynolds Lofts Condominiums dated the 10th day of August 2007 (the "Master Deed"), was filed of record in Deed Book 09087, page 0582, of the Office of the Jefferson County Clerk; and

WHEREAS, the Council is desirous of amending the Master Deed to permit Units to be used for or rented for **transient, hotel or motel purposes** under certain conditions; and

WHEREAS, all of the **requirements** of the Master Deed as set out in Article XV, Amendment to Master Deed, have been satisfied.

NOW, THEREFORE, the Council hereby amends the Master Deed **as follows**:

1. Article III, Use **and** Restrictions, subsection (B) Residential Use, **shall** be deleted in its **entirety** and replaced with the following language:

"(B)

Residential and Rental Use

(1)

Except as otherwise expressly provided herein, the Units shall be used for residential purposes, and no industry, business, trade, occupation or profession of **any** kind, commercial, religious, educational or otherwise, whether or not designed for profit, altruism, exploitation or otherwise, shall be conducted, maintained or permitted on any part of the Units. Notwithstanding the foregoing, Units may be used for or rented for transient, hotel or motel purposes commencing **February 1, 2023**, provided that a Unit to be so used or rented, at the sole option of the Unit Owner, is **operated** legally and in good **standing** with Louisville Metro, including registering the Unit with Louisville Metro on an annual basis at the Unit Owner's sole expense, and adhering to all other Louisville Metro requirements for short-term rentals as well as **the Council's Rules and Regulations for Short-Term Rentals as the same may be amended from time to time**. Additionally, notwithstanding the foregoing, and provided the Unit Owner otherwise complies with **all other covenants, conditions and restrictions set forth in this Master Deed**, a Unit Owner shall be permitted to use its Unit for a "Home Occupation" and/or "Home Office" in compliance **with the Property's zoning classification pursuant to the Louisville-Jefferson County Government Zoning Ordinance, as may be amended from time to time**.

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(2)

Unless otherwise permitted by the Board of Directors (who shall take into consideration the **interests** of all Unit Owners), each Unit shall be occupied by no more than two (2) Persons per each bedroom (e.g., no more than four [4] Persons may occupy a two [2] bedroom Unit)."

2. The remainder of the Master Deed shall remain as written.

IN WITNESS WHEREOF, the Council has caused this First Amendment to be executed on the date and year first above written.

REYNOLDS LOFTS CONDOMINIUM
ASSOCIATION, INC.
a Kentucky corporation

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

BY:

"M. RILEY KIRN, PRESIDENT

before me

Subscribed, acknowledged and sworn to before

January

on the 31st day of 2023, by M.

Riley Kirn, as President of Reynolds Lofts Condominium

**Association, Inc., a Kentucky corporation, for and on behalf of the
corporation.**

MY COMMISSION EXPIRES:

**11/20/
2023**

Karen M. Brenz

NOTARY PUBLIC, STATE OF KY AT LARGE

ID NO.

635751

PUBLIC

**Karen M. Boens, Notary
Public, ID NO 63315)
State at Large, Kentucky
My Commission Expires on
11-20-23**

LOTARY

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SECRETARY'S CERTIFICATE

I, Karen M. Boens, Corporate Secretary for Reynolds Lofts Condominium Association, Inc., a Kentucky corporation, hereby avow and certify that **all of the requirements of the Master Deed with regard to the amendment thereof, as set forth in Article XV(A)(3), have been satisfied**

in full.

Given under my hand as Corporate Secretary of Reynolds Lofts Condominium Association, Inc., **this the 31st day of January**

2023.

**Karen M.
Boens**

KAREN M. BOENS, CORPORATE SECRETARY

This instrument was prepared by:

Karen M.

Boens

Karen M.

Boens

Corporate

Secretary

Reynolds Lofts

Condominium

Association, Inc

1999 Richmond Road,

Suite 300

Lexington, KY

40502

END OF DOCUMENT