

### 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 Apt 203, in Building 2411 Brownsboro Rd, of Cliff View Terrace Condominiums

, a condominium project, located at 2411 Brownsboro Rd

(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 \$ 209.29 per Monthly.
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 \$ 0 and is for N/A.
4. Other fee amounts  are  are not payable by Seller to the Association. The total unpaid amount is \$ 0 and is for N/A.
5. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$ Undetermined.
6. Reserves for capital expenditures are \$ 55711.72, of which \$ Undetermined has been designated for Undetermined.
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 November 2025.
9. The amount of any unsatisfied judgments against the Association is \$ 0.
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.

### 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

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.

2411 Brownsboro Rd Unit: Apt 203, Louisville, KY 40206-2394

(Address of Property)

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

Name and Phone Number: Darren Harris 502-473-0003

Mailing Address: 3330 Pinecroft Drive

Initialed for identification by Buyer(s) \_\_\_\_\_ and Seller(s) JDH 12/16/25 1:25 PM

#### 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



## COMMENTS ADDENDUM

For the buyer, \$124 transfer fee payable to: Kentucky Realty

Accounting issues/questions? Call 502-473-0003, ask for Shelly Burton

Buyer to pay first month maintenance fee payable to association, due at closing.

Owner has a credit of \$530.37.

Please note the monthly maintenance fee will increase to \$240.68 beginning January 2026