

**FIRST AMENDMENT TO
DECLARATION OF MASTER DEED FOR
REGENCY POINT CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF MASTER DEED for Regency Point Condominiums (hereinafter "First Amendment") is made and entered into this 16 day of June, 2008.

WHEREAS, Regency Point Development, LLC, ("Developer") entered into the Declaration of Master Deed for Regency Point Condominiums (the "Declaration"), dated November 28, 2006, recorded at Deed Book 2691, Page 17 and at Condominium Book 66, Page 227 in the Office of the Fayette County Clerk; and

WHEREAS, the Developer wishes to add additional Units to the Declaration; and

WHEREAS, pursuant to Section 3 of the Declaration, the Developer reserved the right, within 10 years of the date of the recording of the Declaration, to add additional buildings, Units and Common Elements; and

WHEREAS, Section 23(b) of the Declaration provides that the Master Deed may be amended by the Developer without consent of any other party during the Developer Control Period; and

WHEREAS, pursuant to Section 14 of the Declaration, the property is in the Developer Control Period.

NOW, THEREFORE, the Developer and undersigned owners hereby amend the Declaration as follows:

1. Except as otherwise defined herein, all terms used in this First Amendment shall have the respective meanings assigned to them in the Declaration.

return to preparer

2. Pursuant to Section 3 of the Declaration, the following real estate is hereby submitted and subject to the provisions of the Declaration;

Being all of Parcel 1 and Parcel 2 as shown on the Consolidation and Easement Minor Record Plat (Regency Point) Townhouses of Lexington, recorded at Plat Cabinet N, Slide 177 in the Office of the Fayette County Clerk, and being shown and designated as Units 231, 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Regency Point Path as shown on the condominium plat recorded at Plat Cabinet G, Slide 991 in the Office of the Fayette County Clerk.

Being the same property conveyed to Roland Construction, LLC, a Kentucky limited liability company, by deed dated August 22, 2007, recorded at Deed Book 2752, Page 330 in the Office of the Fayette County Clerk.

Units 239, 245 and 247 were conveyed to Roland Properties, LLC, a Kentucky limited liability company, by deed dated June ____, 2008, recorded at Deed Book ____, Page ____ in the Office of the Fayette County Clerk.

3. References to Condominium Plat:

All references to the Condominium Plat or Plan contained in the Declaration or this First Amendment, shall be deemed to include the condominium plan of Regency Point, recorded at Plat Cabinet G, Slide 991 in the Office of the Fayette County Clerk.

4. Unit Numbers and Proportion Share:

The unit numbers shall be as set forth on the Condominium Plat. The proportionate share as set forth in Section 7(a) of the Declaration is now one eighty-fifth (1/85), subject to the provisions set forth in Section 9.7 of the Declaration, which provisions shall apply to Roland Construction, LLC and Roland Properties, LLC.

5. Except as amended or modified herein, all the terms, conditions and covenants of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer and undersigned owners have caused this First Amendment to be executed as of the date first written above.

REGENCY POINT DEVELOPMENT, LLC,
a Kentucky limited liability company

By: _____

Gary Roland, Member

ROLAND CONSTRUCTION, LLC, a
Kentucky limited liability company

By: _____

Gary Roland, Member

ROLAND PROPERTIES, LLC, a Kentucky
limited liability company

By: _____

Gary Roland, Member

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 16th day of June, 2008, by Gary Roland as Member, Regency Point Development, LLC, a Kentucky limited liability company, for and on behalf of said limited liability company.

My Commission Expires: 8-1-2011


NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 16th day of June, 2008, by Gary Roland as Member, Roland Construction, LLC, a Kentucky limited liability company, for and on behalf of said limited liability company.

My Commission Expires: 8-1-2008




NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 16th day of June, 2008, by Gary Roland as Member, ~~Regency~~ ^{Roland} Properties, LLC, a Kentucky limited liability company, for and on behalf of said limited liability company.

My Commission Expires: 8-1-2008



NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

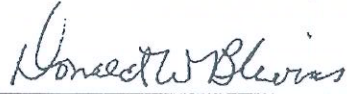
THIS INSTRUMENT WAS
PREPARED BY:



RICHARD V. MURPHY
MURPHY & MARTIN, PLC
250 W. Main Street, Suite 2950
Lexington, KY 40507
Telephone: 859-233-9811
Facsimile: 859-233-0184

susan/roland/nicholasville rd/first amendment

I, Donald W Blevins, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: SHEA BROWN , dc

200806180244

June 18, 2008 15:57:10 PM

Fees	\$16.00	Tax	\$.00
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Total Paid	\$16.00
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5 Pages

10 - 14