

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

THIS SECOND AMENDMENT TO DECLARATION OF MASTER DEED for Regency Point Condominiums (hereinafter "Second Amendment") is made and entered into this 2nd day of March, 2009.

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, Roland Construction, LLC and Roland Properties, LLC ("Owners") joined with the Developer in the First Amendment to Declaration of Master Deed for Regency Point Condominiums dated June 16, 2008, recorded at Condominium Deed Book 76, Page 10 (hereinafter "First Amendment") to add additional property and units; and

WHEREAS, the Developer and Owners wish to add additional Units to the Declaration; and

WHEREAS, said Units are located on property which has already been added to the Declaration; and

WHEREAS, adding additional Units necessitated changing the Unit numbers of certain Units; 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

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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.

2. Unit Numbers:

The following unit numbers as shown on the condominium plan of Regency Point, recorded at Plat Cabinet G, Slide 800 are changed:

<u>Previous Unit Number</u>	<u>Changed to:</u>
215	211
213	209
211	207
209	205
207	203
205	201
203	199
201	197

The new numbers reflected above are the same as the numbers shown on the Amended Condominium Plan for Regency Point recorded at Plat Cabinet P, Slide 22 in the Office of the Fayette County Clerk.

3. Additional Units:

The following units are added to Regency Point Condominiums:

Units 213, 215, 217, 219, 221, 223, 225, 227 and 229 Regency Point Path, as shown on the Condominium Plat recorded at Plat Cabinet P, Slide 22 in the Office of the Fayette County Clerk.

4. References to Condominium Plat:

All references to the Condominium Plat or Plan contained in the Declaration, the First Amendment or this Second Amendment, shall be deemed to include the condominium plan of Regency condominium plan of Regency Point, recorded at Plat Cabinet G, Slide 800, Plat Cabinet G, Slide 991, and Plat Cabinet P, Slide 22 in the Office of the Fayette County Clerk.

5. Proportionate Share:

The proportionate share as set forth in Section 7(a) of the Declaration is now one ninety-fourth (1/94th) subject to the provisions set forth in Section 9.7 of the Declaration, which provision shall apply to Roland Construction, LLC and Roland Properties, LLC.

6. 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 Second 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: [Signature]
Gary Roland, Member

ROLAND PROPERTIES, LLC, a Kentucky
limited liability company

By: [Signature]
Gary Roland, Member

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 2nd day of March, 2009,
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: 10/20/2012

[Signature]
NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 2nd day of March, 2009,
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: 10/20/2012

[Signature]
NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 2nd day of March, 2009, by Gary Roland as Member, Roland Properties, LLC, a Kentucky limited liability company, for and on behalf of said limited liability company.

My Commission Expires: 10/20/2012

Susan M. Short
NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY

THIS INSTRUMENT WAS
PREPARED BY:

Richard V. Murphy
RICHARD V. MURPHY
MURPHY & MARTIN, PLC
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Lexington, KY 40507
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susan\roland\nicholasville rd\second amendment

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



By: DOUG BRADLEY

200903020222

March 2, 2009 15:03:21 PM

Fees	\$19.00	Tax	\$0.00
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Total Paid	\$19.00
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