

AMENDMENTS TO DECLARATION OF CONDOMINIUM

OF

CASA BELLA OF 3232 HIKES LANE CONDOMINIUM APARTMENTS

KNOW ALL MEN BY THESE PRESENTS:

That the Declaration of Condominium of Casa Bella of 3232 Hikes Lane Condominium Apartments dated August 31, 1971 and recorded in Deed Book 4452 page 167 and amended July 25, 1991 said Amendments being Recorded on October 8, 1991 and recorded in Deed Book 6109 page 145 in the Office of the Clerk of Jefferson County, Kentucky are hereby amended as follows:

1. The name of CASA BELLA OF 3232 HIKES LANE CONDOMINIUM APARTMENTS IS CHANGED TO CASA BELLA of HIKES LANE, INC. and the mailing address is changed to conform to the present Post Office address of 301 CASA BELLA COURT, LOUISVILLE KENTUCKY 40220.

WHENEVER , CASA BELLA OF 3232 HIKES LANE CONDOMINIUM APARTMENTS is used in the Declaration of Condominium or the Amendments to the Declaration of Condominium it is hereby changed to CASA BELLA of HIKES LANE, INC.

2. PARAGRAPH XII (4) of Amended Declarations is amended to read, "... his successors and assigns, shall be liable for the share of common expenses or assessments by the association pertaining to such condominium parcel or chargeable to the former Unit Owner of such parcel which became due prior to acquisition of title as a result of the foreclosure..." The following is deleted: " such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all of the unit owners, including such acquiror, his successors and assigns."

3. PARAGRAPH XIII (4) OF AMENDED DECLARATIONS IS AMENDED TO READ:

The first sentence is amended to read: It is the desire of the ownership that no unit be subleased or rented, nor shall any Unit be occupied by persons other than the owner of the Unit or the survivors spouse of said owner.

The following shall be deleted: "...unless such subletting is a result of hardship and approved by the council at a meeting duly called for the purpose of approving said subletting."

4. PARAGRAPH XIII (6) OF AMENDED DECLARATIONS IS AMENDED BY

DELETING PARAGRAPH XIII (6). All Units in this Condominium were sold by the developer many years ago therefore all references regarding the developers interest are deleted.

5. PARAGRAPH XV OF AMENDED DECLARATIONS IS AMENDED TO READ:

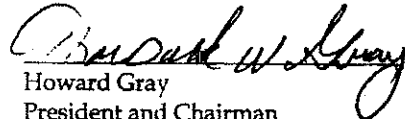
The owner of a Unit shall occupy and use his/her condominium parcel as a single family private dwelling for himself and the members of his/her family and social guest and as provided in Article XIII, paragraph three herein and for no other purpose. This is an adult community with all occupants being over sixteen (16) years of age. The Unit owner shall not permit or suffer anything to be done or kept in his unit which will increase the rate of insurance on the Condominium property. A Unit owner shall not keep pets in or about the Condominium and property except parakeets, cats and small canines, not over ten (10) pounds and said cats and canines shall be allowed only if on a leash while on Condominium property when outside the owners' Unit.

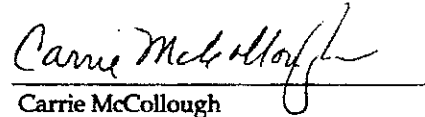
6. PARAGRAPH XVII OF AMENDED DECLARATIONS IS AMENDED TO READ:

There are Limited Common elements or carports appurtenant to each of the buildings, such are assigned parking facilities, or carports. These carports are reserved for use of the Owner to the exclusion of others and there shall pass with a Unit having a carport the executive right to use this Limited Common Element or Carport . Any expenses of maintenance, repair or replacement relating to said Limited Common Element or

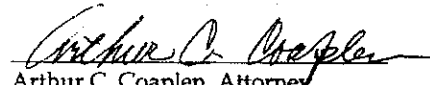
Carport will be paid for by the Unit owners. The limited Common Elements or Carports shall continue to be Insured as provided by paragraph XIV of Amended Declarations of July 25, 1991.

IN WITNESS WHEREOF. WITNESS the signatures of the President of Casa Bella of 3232 Hikes Lane Condominium Apartments and the Secretary of Casa Bella of 3232 Hikes Lane Condominium Apartments. We hereby certify that the above set out amendments to the Declaration of August 31, 1971 and the Amendments to said Declaration of October 8, 1991 were adopted by the Unit Owners pursuant to Article VIII of the Amended Declarations of October 8, 1991 recorded in Deed Book 6109 page 145 in the Office of the Jefferson County Clerk.

  
Howard Gray  
President and Chairman  
Casa Bella of Hikes Lane, Inc.

  
Carrie McCollough  
Secretary  
Casa Bella of Hikes Lane, Inc.

THIS INSTRUMENT PREPARED BY:

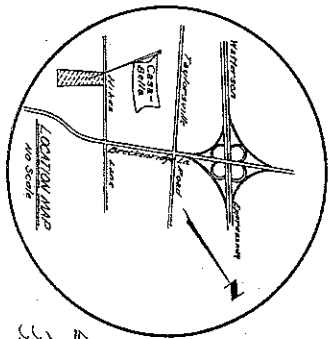
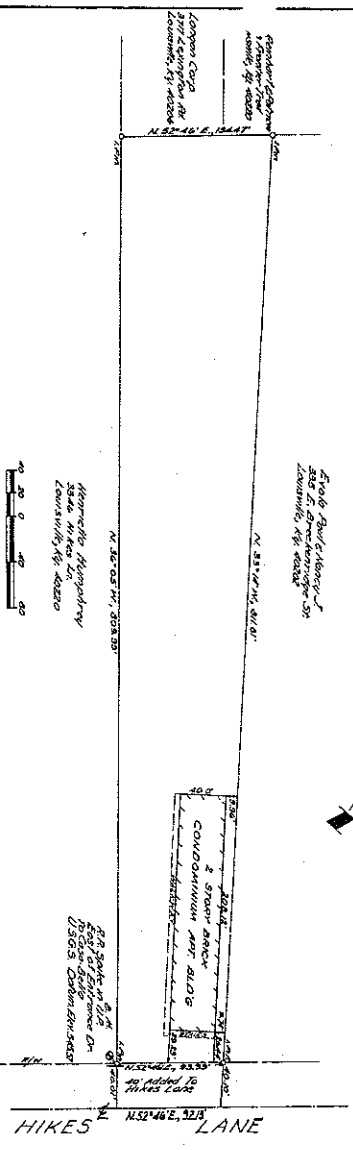
  
Arthur C. Coaplen, Attorney  
208 Casa Bella Court  
Louisville, Ky.40220

Amendments approved by owners at a Special Meeting called and convened on August 27, 2002.

Document No.: DM2002162978  
Lodged by: coaplen  
Recorded On: 09/05/2002 02:09:30  
Total Fees: 12.00  
Transfer Tax: .00  
County Clerks: Bobbie Holsclaw-JEFF CO KY  
Deputy Clerk: YOLLOE2

END OF DOCUMENT

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**LEGAL DESCRIPTION**  
 TRACT IN DB 1311 P. 101,  
 AS RECORDED IN THE OFFICE OF  
 JEFFERSON COUNTY CLERK CLARENCE  
 JEFFERSON COUNTY, KENTUCKY

**SURVEYORS CERTIFICATE**  
 I hereby certify that the survey for this  
 plan was made under my supervision and that  
 the angles and linear measurements shown  
 hereon are correct to the best of my knowledge  
 and belief.

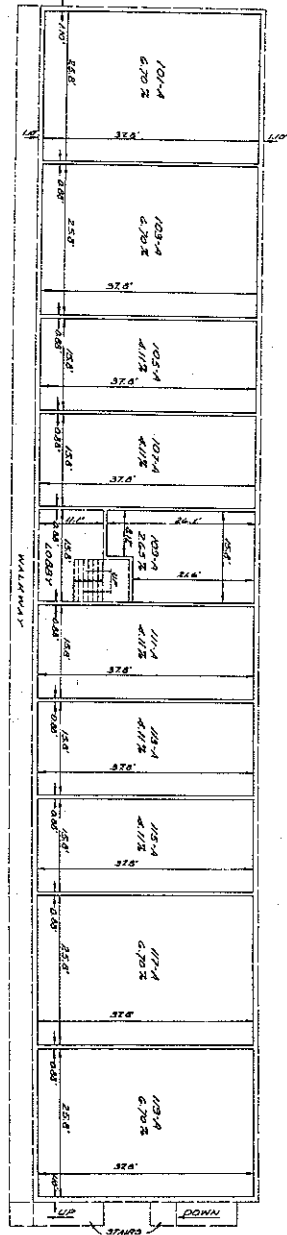
*John S. ...*  
 Registered Land Surveyor No. 1422

**Caas-Bella**  
 A CONDOMINIUM.  
 Rodulpha Building & Realty Co., Inc.  
 153 THE PRINCEMAN LANE, LOUISVILLE, KY  
 AUG 27, 1971

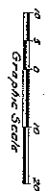
Engineering Services, Incorporated  
 406 Remount Square  
 Louisville, Kentucky 40202

See Schedule B-1  
 D.C. Houser

10/1/74  
 10/1/74  
 10/1/74



FIRST FLOOR PLAN



# Casa-Bella

4 CONDOMINIUM.

**Rodriguez BUILDING & REALTY CO., INC.**  
 133 THEBROW LANE, LOS ANGELES, CA

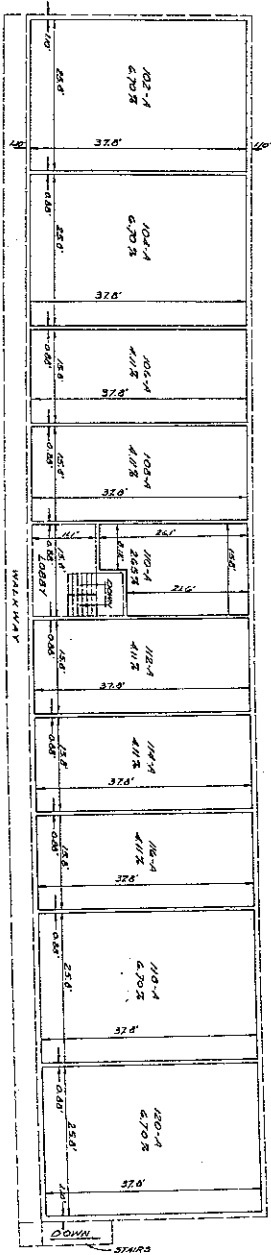
AUG. 27, 1974

Engineering: Souza, Ungeproudek  
 604 REPUBLIC BLDG  
 LOS ANGELES, CALIFORNIA 90022

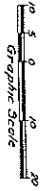
SHEET 2 OF 3

Approved by: [Signature]  
 Registered Professional Engineer No. 7142

- NOTE:**
1. Each condominium unit consists of the space bounded by a vertical projection of the condominium unit boundary lines shown and by the horizontal planes of the floor and ceiling elevations noted below.
  2. Elevations shown in red are based upon U.S.C. & G.S. mean level datum. Below Marked floor and ceiling elevations are referred to this datum.
  3. Condominium units have the following elevations:  
 Floor Elevation: 08/10.00, 10/21.00, 11/11.00, 11/11.00, 11/11.00, 11/11.00, 11/11.00, 11/11.00, 11/11.00, 11/11.00  
 Ceiling Elevation: 24.2.88, 24.2.88, 24.2.88, 24.2.88, 24.2.88, 24.2.88, 24.2.88, 24.2.88, 24.2.88, 24.2.88
  4. All interior angles of condominium units are 90°.
- LEGEND:** — Boundary of condominium unit  
 ————— Indicates common elements
4. Parking Spaces and storage area for use of all condominium unit owners. Specific spaces to be assigned by the association.



SECOND FLOOR PLAN



**NOTE.**

1. Each condominium unit consists of the space bounded by vertical projections of the condominium unit boundary lines shown and by the horizontal planes of the floor and ceiling elevations notes below.
2. Elevations shown in feet are based upon U.S.C. F.G.S. mean level datum.
3. Condominium units have the following Elevations:
 

Floor Elevation	48.24	48.24	48.24	48.24	48.24	48.24	48.24	48.24	48.24	48.24	48.24
Ceiling Elevation	55.74	55.74	55.74	55.74	55.74	55.74	55.74	55.74	55.74	55.74	55.74
4. All interior angles of condominium units are 90°.
5. Legend:
  - Indicates common elements.
  - Boundary of condominium unit.
  - Indicates storage area for use of all condominium unit owners. Specific spaces to be assigned by the association.

# Casa-Bella

. A CONDOMINIUM .

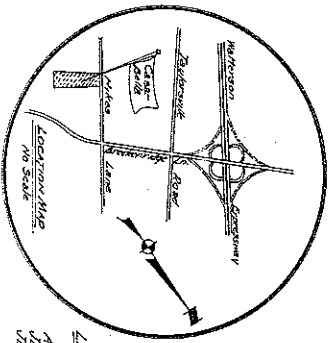
**Rodulfo** BUILDING & RENTLTY Co., Inc.  
35 THURMAN LAKE, LOUISVILLE, KY  
AUG 27, 1971

Engineering: **Sautter, Incorporated**  
606 REPUBLIC BLDG  
LOUISVILLE, KENTUCKY 40202

Prepared by: **James H. Sautter**  
Registered Professional Engineer No. 47341

SHEET 3 OF 3

1/2" Scale  
P.L. 1/2" Scale  
AUG 27, 1971



**LEGAL DESCRIPTION**  
 TRACT IN D.B. 4392 P. 208,  
 AS RECORDED IN THE OFFICE OF  
 JEFFERSON COUNTY CLERK CLARENCE  
 JEFFERSON COUNTY, KENTUCKY

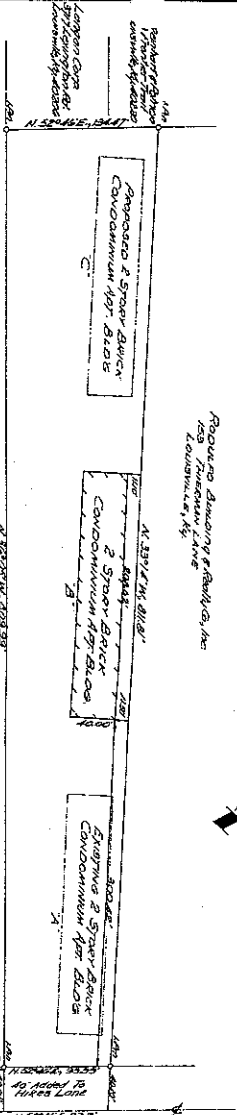
**SURVEYORS CERTIFICATE**

I hereby certify that the same for this  
 plan was made under my supervision and that  
 the angles and linear measurements shown  
 thereon are correct to the best of my knowledge  
 and belief.

*Robert L. ...*  
 Registered Land Surveyor - Ky. No. ...

Horizontal Alignment  
 State of Miss. Ky. 40220  
 GRADEWICK SCALE

As shown on  
 U.S.G.S. Contour Map 5007

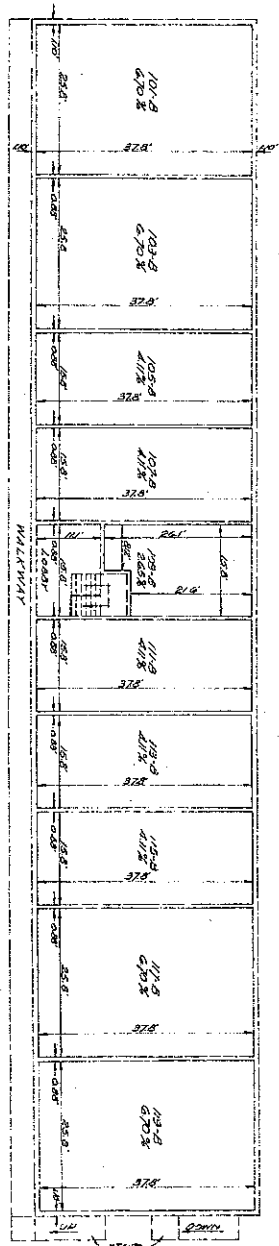


ROCKING BOUNTY & REALTY, INC.  
 105 TOWNSEND DRIVE  
 LOUISVILLE, KY.

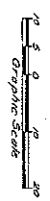
**CASD-Bella**  
 'B' CONDOMINIUM -  
**Rodolfo Building & Realty Co., Inc.**

83 TOWNSEND LANE, LOUISVILLE, KY.  
 APRIL 7, 1972  
 Engineering: Stewart, Karpman & ...  
 4516 PENNACCA BLVD  
 LOUISVILLE, KENTUCKY 40202

SHEET 1 OF 3  
 1-74



FIRST FLOOR PLAN



- NOTES:**
1. Each condominium unit consists of the space bounded by a vertical projection of the condominium unit boundary lines shown and by the horizontal planes of the floor and ceiling elevations noted below.
  2. Elevations shown in feet are based upon U.S.C. & G.S. mean level of water.
  3. Condominium units have the following elevations:  
 Floor Elevation: 555.00  
 Ceiling Elevation: 555.00
  4. All interior angles of condominium units are 90°.
  5. Legend: — Boundary of condominium unit.  
 - - - - - Indicates common elements.  
 & Parking spaces and storage area for use of all condominium unit owners. Specific spaces to be assigned by the association.

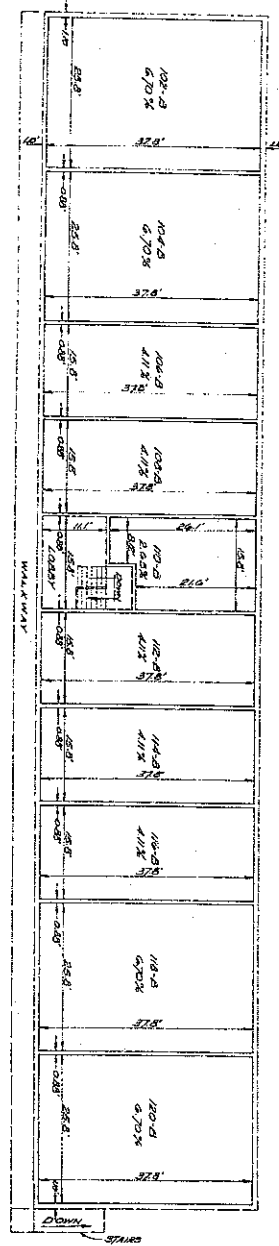
Prepared and signed by  
 [Signature]  
 Registered Land Surveyor No. 1414

**Edgar-Bella**  
 .75 CONDOMINIUM.  
**Rodolfo Building & Realty Co., Inc.**  
 123 Thompson Lane, Louisville, Ky.

Architect  
 Engineering Services, Incorporated  
 604 Riverside Blvd.  
 Louisville, Kentucky 40202

SHEET 2 OF 3  
 11-2-55





**SECOND FLOOR PLAN**



- NOTES:**
1. Each condominium unit consists of the space bounded by a vertical projection of the condominium unit boundary lines shown and by the horizontal planes of the floor and ceiling elevations noted below.
  2. Elevations shown in feet are based upon U.S.C. & G.S. mean level station Bench Mark, floor and ceiling elevations are referred to this station.
  3. Condominium units have the following Elevations:
    - Units - 2: Floor Elevation - 82.00; Ceiling Elevation - 10.00; 102-B - 103-B - 104-B - 105-B - 106-B - 107-B
    - Units - 3: Floor Elevation - 83.00; Ceiling Elevation - 11.00; 102-B - 103-B - 104-B - 105-B - 106-B - 107-B
  4. All interior angles of condominium units are 90°.
  5. Letters: - - - - - Indicate common elements.
  6. Parking Spaces and storage area for use of all condominium unit owners. Specific Spaces to be assigned by the association.

**CASA-Bella**

**3 CONDOMINIUM.**

**Rodulfo** Building & Realty Co., Inc.

153 Hickman Lane, Louisville, KY

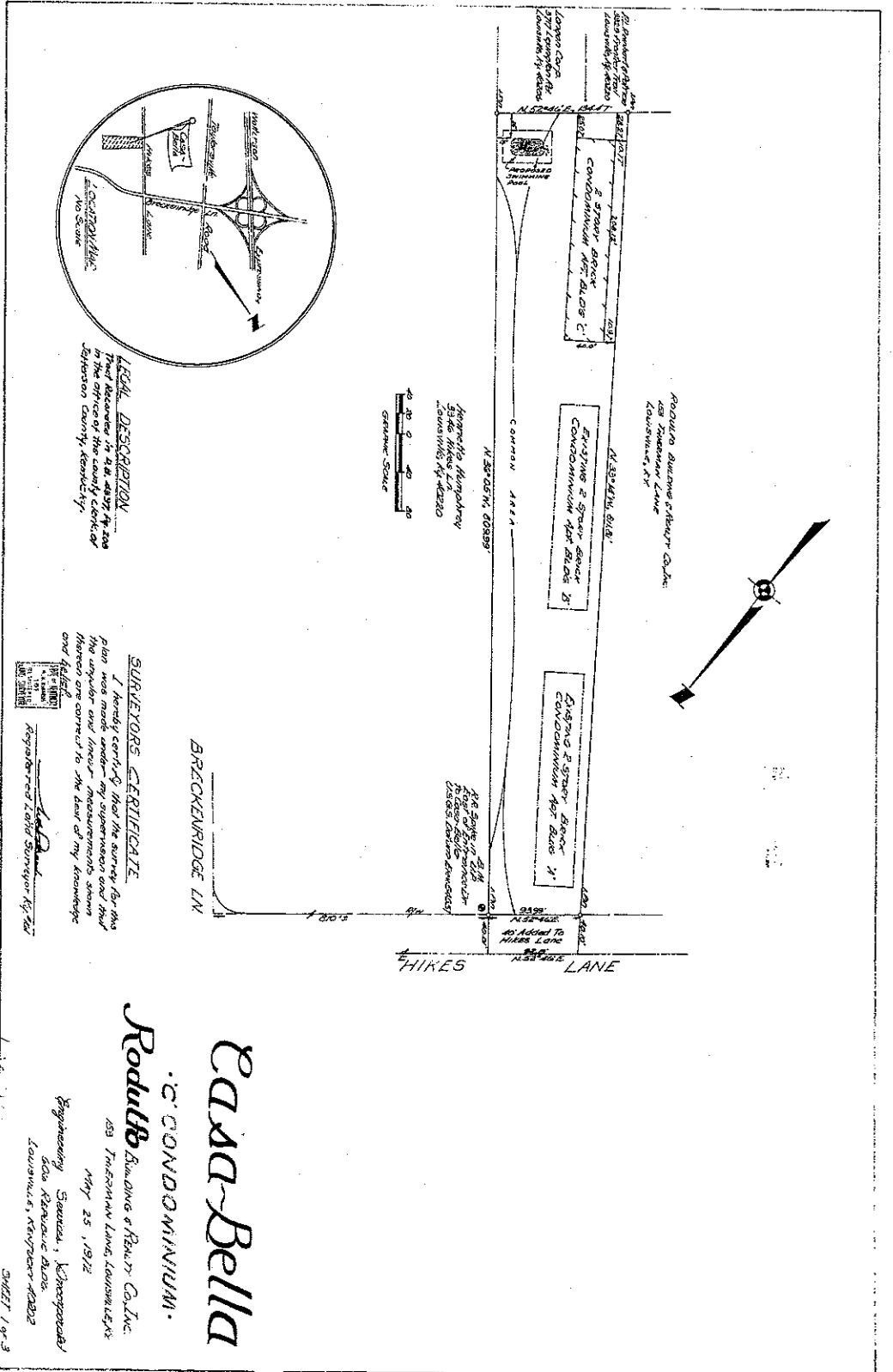
April 7, 1978

Engineering Services, Incorporated

800 Republic Bldg

Louisville, KY 40202

SHEET 3 of 3

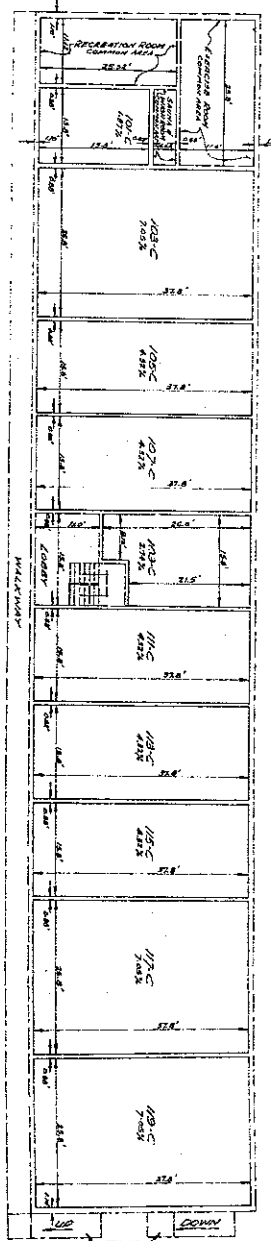


**LEGAL DESCRIPTION**  
 That located in 14th ward of the Parish of Orleans in the office of the county clerk of Jefferson County, Kentucky.

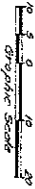
**SURVEYORS CERTIFICATE**  
 I hereby certify that the survey for this plan was made under my supervision and that the angles and linear measurements shown hereon are correct to the best of my knowledge and belief.

*[Signature]*  
 Registered Land Surveyor Ky. No. 12345

**Edna-Bella**  
 • C CONDOMINIUM.  
**Rodulfo** Building & Realty Co., Inc.  
 439 THEBURN LANE, LOUISVILLE, KY.  
 May 25, 1972  
 Engineering: Sauer, Kincaid & Associates  
 439 Theburn Lane, Louisville, Kentucky 40202



FIRST FLOOR PLAN

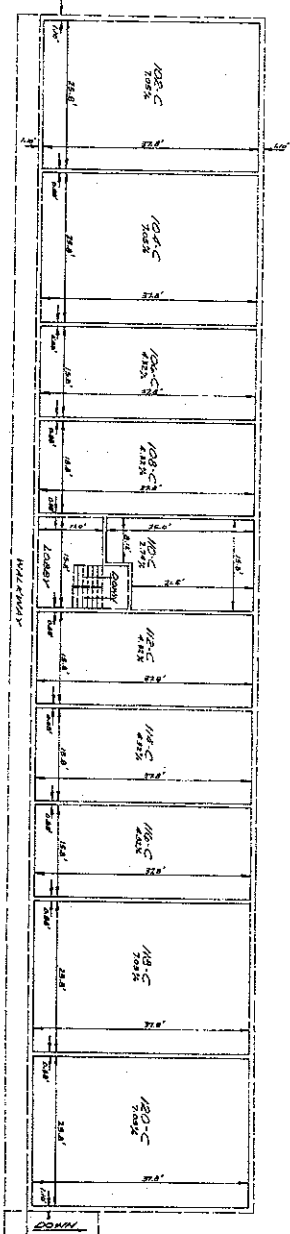


- NOTES:**
1. Each condominium unit consists of the space bounded by a vertical projection of the condominium unit boundary lines shown, and by the horizontal planes of the floor and ceiling elevations noted below.
  2. Elevations shown in feet are based upon U.S.C. & G.S. mean level datum.
  3. Condominium units have the following features:  
 a. Units 102-C through 104-C - 10' ceiling elevations.  
 b. Units 105-C through 109-C - 10' ceiling elevations.
  4. All interior angles of condominium units are 90°.
  5. Letters: \_\_\_\_\_ Boundary of condominium unit.  
 \_\_\_\_\_ Indicate common elements.
  6. Parking spaces and storage area for use of all condominium unit owners. Specific spaces to be assigned by the association.

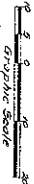


Registered Land Surveyor No. 1111

**Carroll-Bella**  
 REAL ESTATE BROKERS  
 125 HIGHMAN LANE, LOUISIANA, LA  
 May 25, 1972  
 Engineering Services, Incorporated  
 6016 Renaissance Blvd.  
 Louisiana, Kentucky 40302



SECOND FLOOR PLAN



**NOTES:**

1. Each condominium unit consists of the space bounded by a vertical projection of the condominium unit boundary lines shown and by the horizontal planes of the floor and ceiling elevations noted below.
2. Elevations shown in feet are based upon U.S.C. & G.S. mean low water datum.
3. Condominium units have the following elevations:  
 a. Floor Elevation - 55.00' U.S.C. & G.S.  
 b. Ceiling Elevation - 55.00' U.S.C. & G.S.
4. All interior angles of condominium units are 90°.
5. Easements: - - - - - Boundary of condominium unit.
6. Relying Spaces and Storage area for use of all condominium unit owners. Specific spaces to be occupied by the association.

**Card-Bella**

• C. CONDOMINIUM •

**Rodolfo Building & Realty Co., Inc.**

53 Freeman Lane, Louisville, Ky.

MAY 25, 1972

Engineering: *Seaman, Knappmiller & Co. Realtors, Inc.*  
 Louisville, Kentucky 40202

108-C  
 104-C  
 102-C  
 100-C  
 98-C  
 96-C  
 94-C  
 92-C  
 90-C  
 88-C  
 CONDO  
 WATERWAY  
 COMB  
 STAIRS