

SECOND AMENDMENT TO
THE MASTER DEED OF
RICHMOND SQUARE OFFICE
TOWNHOUSE CONDOMINIUMS
PHASE I and II

BOOK 0026 PAGE 353

FIDELITY DEVELOPMENT CORPORATION, a Kentucky Corporation, the registered office of which is 121 Prosperous Place, Unit #8, Lexington, Kentucky, hereafter referred to as Developer, declares this as its second amendment to the Master Deed above referenced.

BOOK 1622 PAGE 619

WITNESSETH

WHEREAS, Developer by Master Deed dated May 21, 1987, recorded in Condominium Deed Book 17, Page 672, created the condominium known as Richmond Square Office Townhouse Condominiums, (Phase I & II) and

WHEREAS, Developer specifically reserved unto itself the right and power, under paragraph 24 thereof to amend that Master Deed,

NOW, THEREFORE, for and in consideration of the premises and reasons recited above, and for other good and valuable considerations, the receipt of which is acknowledged, Developer does hereby:

1.) Supersede and amend paragraph (9) of the original master deed, denoted "Signage" to read as follows:

"No exterior signs or logos regarding individual businesses shall be permitted except in accordance with this paragraph. The signage permitted will be by means of a bronze plaque which shall be in one of the following dimensions:

- a. 15" x 18"
- b. 12" x 18"
- c. 6" x 18"

This plaque will be mounted on the exterior wall next to the entry door at a uniform height with all adjoining townhouses. In townhouses containing more than one business, the plaques may be stacked on one side in the same order as the businesses are arranged or may be placed at the same height on either side of the door. No townhouse may have more than three (3) plaques. Townhouses which do not have enough brick width for mounting a plaque may place an authorized plaque on the entry door. All plaques must be professionally created by a qualified sign company. A logo may be imprinted on the "plaque."

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RETURN TO:
J. E. DAVIS
P.O. BOX 11065
LEXINGTON, KY 40512-1065

2. Create a new paragraph designated 12b and inserted directly after paragraph 12 which shall read as follows:

12-b. Joint Officers and Board of Directors with Phase III and IV of Richmond Square

"The administration of the Regime shall be governed by a board of directors chosen from the unit owners of all phases (I, II, III, and IV) of Richmond Square. Each phase shall have at least one director, unless no qualified owner is available to so serve.

This Joint board will oversee the operation of all phases of Richmond Square. The number of directors shall be no less than five (5) nor more than seven (7).

The officers of the Council shall also be jointly chosen from all four phases of Richmond Square and there will be only one president, one vice-president, one secretary, and one treasurer. The office of secretary and treasurer may be combined.

Whenever the terms director, board of directors, council of co-owners, president, vice-president, secretary or treasurer, are used in the Master Deed or bylaws, it shall be referring to the joint Council of Co-Owners and Board of Directors and Officers of the two condominium associations presently existing, to wit:

- 1.) Richmond Square Office Townhouse Condominiums, the master deed of which was recorded at condominium deed book 17, page 672 on May 22, 1987. (*Phases I and II)
- 2.) Richmond Square Office Townhouse Condominiums Phase III and IV, the master deed of which was recorded at condominium deed book 20, page 319, on November 3, 1988.

Signed this 14th day of September, 1989.

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FIDELITY DEVELOPMENT CORPORATION

James E. Howard
BY: JAMES E. HOWARD, PRESIDENT

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Charles J. Bausch, Jr.
CHARLES J. BAUSCH, JR.
SECRETARY

STATE OF KENTUCKY SCT.
COUNTY OF FAYETTE

I, DONALD W. BLEVINS, CLERK OF SAID COUNTY COURT HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN DULY RECORDED IN DEED BOOK 26 PAGE 353 IN MY SAID OFFICE.

CONPO

DONALD W. BLEVINS, CLERK

BY J. B. D.C.

STATE OF KENTUCKY)
COUNTY OF FAYETTE)

The foregoing document was acknowledged before me by James E. Howard, President, and Charles J. Bausch, Jr., Secretary, of Fidelity Development Corporation, to be their free act and deed and the free act and deed of that corporation this 14th day of September, 1989.

Milled Clark
NOTARY PUBLIC, STATE AT LARGE

My commission expires: 1-19-90

Prepared by:
James E. Howard
James E. Howard
Attorney at Law
121 Prosperous Place
#8
Lexington, Kentucky 40509

PAID \$ 21.00 TAX
APR 3 12 34 PM '92
DONALD W. BLEVINS
FAYETTE COUNTY CLERK
BY as Blevins

10-50
12-50
ORDERED TO RECORD

STATE OF KENTUCKY SCT.
COUNTY OF FAYETTE

I, DONALD W. BLEVINS, CLERK OF SAID COUNTY COURT HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN DULY RECORDED IN DEED BOOK 1622 PAGE 619 IN MY SAID OFFICE.

DONALD W. BLEVINS, CLERK

BY J. B. D.C.