



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2017104001

BATCH # 74526

JEFFERSON CO, KY FEE \$13.00

PRESENTED ON: 05-03-2017 7 12:10:36 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 05-03-2017 12:10:36 PM

BOBBIE HOLSCRAW
CLERK

BY: EVELYN MAYES
RECORDING CLERK

BK: D 10879

PG: 550-553

DECLARATION OF ANNEXATION**VILLAS AT SIGNATURE POINT SUBDIVISION, SECTION 3
JEFFERSON COUNTY, KENTUCKY**

THIS DECLARATION OF ANNEXATION FOR VILLAS AT SIGNATURE POINT SUBDIVISION (“Declaration of Annexation”) is made, imposed and declared as of this ^{3rd} day of May, 2017, by **SIGNATURE POINT DEVELOPMENT, LLC**, a Kentucky limited liability company, with an address of 16218 Shelbyville Road, Louisville, Kentucky 40245 (hereinafter referred to as “Declarant”).

WITNESSETH:

WHEREAS, Elite Homes, Inc. (“Original Declarant”) was the original Declarant pursuant to that certain Declaration of Covenants, Conditions and Restrictions of Villas at Signature Point Subdivision, Section 1, dated July 31, 2014, of record in Deed Book 10277, Page 88; and that certain Declaration of Annexation, Section 2, dated October 29, 2015, of record in Deed Book 10489, Page 267, all in the Office of the Clerk of Jefferson County, Kentucky (“Declaration”), as shown on plat of same of record in Plat and Subdivision Book 54, Page 74 and Plat and Subdivision Book 55, Page 20 (“Subdivision”), all in the Office of the Clerk aforesaid; and

WHEREAS, pursuant to that certain Assignment and Assumption of Declarant’s Rights Agreement dated October 29, 2015, of record in Deed Book 10489, Page 262 (“Assignment”) in the Office of the Clerk of Jefferson County, Kentucky, the Original Declarant assigned all rights in the Declaration and Subdivision to Declarant;

WHEREAS, Declarant desires to annex certain additional real property known as Section 3 and more particularly described below (“Section 3” or the “Annexed Property”) into the Subdivision and subdivision regime and to subject Section 3 to the Declaration as amended herein pursuant to the provisions of Article I, Section 1.02 of the Declaration; and

WHEREAS, the Declarant desires to exempt Lots 1004 through 1008, which lots are open space lots, from certain restrictions concerning use, maintenance fees, and building size;

NOW, THEREFORE, in accordance with the foregoing preambles, which are hereby incorporated herein, the Declarants hereby declare as follows:

1. The Annexed Property consists of the lots numbered 36 through 42, 50 through 77, and open space lots 1004 through 1008 inclusive, as shown on Record Plat of **VILLAS AT SIGNATURE POINT SUBDIVISION - SECTION 3**, filed simultaneously with the recording of this Declaration of Annexation, of record in Plat and Subdivision Book 56, Page 52-53 in the Office of the Clerk aforesaid.

2. Section 3 is hereby annexed to VILLAS AT SIGNATURE POINT SUBDIVISION, SECTIONS 1 and 2 and the scheme set forth in the Declaration shall be and hereby is extended to include the Annexed Property as more particularly described as:

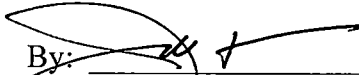
BEING Lots 36-42, 50-77 and Open Space Lots 1004-1008, inclusive, as shown on Record Plat of Villas at Signature Point Subdivision – Section 3, prepared by Land Design & Development, Inc. dated February 8 2017, and approved by the Louisville Metro Planning Commission on _____, 2017 Docket # _____ the original of which is shown on the Plat of record in Plat and Subdivision Book 56, Page 52-53 in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property acquired by Declarant by Deed dated June 22, 2015 in Deed Book 10424, Page 63, in the aforesaid Office of the Clerk of Jefferson County, Kentucky.

3. Declarant declares that the Additional Property shall be owned, held, used, leased, conveyed and occupied subject to the conditions and restrictions set forth herein as if these conditions and restrictions were included in and made a part of the Declaration.

WITNESS the signature of Declarant by its duly authorized representative as of the day, month, and year first above written.

SIGNATURE POINT DEVELOPMENT, LLC
a Kentucky limited liability company

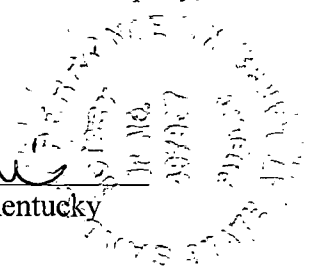
By: 
Name: JOSEPH PUSATERI
Title: MANAGING MEMBER

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me by Joseph Pusateri as Managing member of SIGNATURE POINT DEVELOPMENT, LLC, a Kentucky limited liability company, on behalf of the company, this 19 day of April, 2017.

My Commission expires: 9-25-17

Sandra Penoni
Notary Public, State at Large, Kentucky



THIS INSTRUMENT PREPARED BY:

BARDENWERPER, TALBOTT & ROBERTS, PLLC
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, Kentucky 40223
(502) 426-6688

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Recorded in Flat Book
No. 56 Page 52-53
Part No. _____