



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2019052316

BATCH # 171098

JEFFERSON CO, KY FEE \$13.00

PRESENTED ON: 03-11-2019 9 03:01:04 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 03-11-2019 03:01:04 PM

BOBBIE HOLSCRAW

CLERK

BY: JOLENE CARDWELL

RECORDING CLERK

BK: D 11364

PG: 546-549

DECLARATION OF ANNEXATION

THE VILLAS AT FLOYDS FORK SUBDIVISION, SECTION 2

Plat and Subdivision Book 58, Page 63-64
Jefferson County, Kentucky

THIS DECLARATION OF ANNEXATION FOR THE VILLAS AT FLOYDS FORK SUBDIVISION, SECTION 2 ("Declaration of Annexation") is made, imposed and declared as of this 11 day of March, 2019, by AIKEN ROAD DEVELOPMENT, LLC, a Kentucky limited liability company, with an address of 16218 Shelbyville Road, Louisville, Kentucky 40245 ("Developer").

WITNESSETH:

WHEREAS, Developer is the current owner/developer of lots in a certain residential subdivision known as "THE VILLAS AT FLOYDS FORK SUBDIVISION" as shown on plat of same of record in Plat and Subdivision Book 57, Page 32 ("Section 1 Record Plat"), in the Office of the Clerk of Jefferson County, Kentucky (the "Subdivision"), pursuant to that certain Declaration of Covenants, Conditions and Restrictions for The Villas at Floyds Fork Subdivision, of record in Deed Book 11067, Page 231, in the Office of the Clerk aforesaid (the "Original Declaration"); and

WHEREAS, Developer desires to annex certain additional real property known as Section 2 and more particularly described below ("Section 2" or the "Annexed Property") into the subdivision regime governing the property shown on the Section 1 Record Plat, and to subject Section 2 to the Declaration, as amended herein pursuant to the provisions of Article I, Section 1.02 of the prior Declaration; and

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

1. The Annexed Property consists of the lots numbered 39-81, and the open space lots 1003, 1004 and 1005, as shown on Record Plat of **THE VILLAS AT FLOYDS FORK - SECTION 2**, filed simultaneously with the recording of this Declaration of Annexation, of record in Plat and Subdivision Book 58, Pages 63 & 64 in the Office of the Clerk aforesaid.

2. Section 2 is hereby annexed to THE VILLAS AT FLOYDS FORK SUBDIVISION, 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 39-81 and the open space lots 1003, 1004 and 1005 as shown on Record Plat of The Villas at Floyds Fork Subdivision -

Section 2, prepared by Land Design & Development, Inc., dated December 8, 2017 and approved by the Louisville Metro Planning Commission on March 11, 2019 in Docket 18RECORDPLAT1036 the original of which is shown on the Plat of record in Plat and Subdivision Book 58, Page 63-64 in the Office of the Clerk of Jefferson County, Kentucky.

Being Tract 2 as shown on that certain General Warranty Deed dated September 28, 2016 of record in Deed Book 10724, Page 70 in the Office aforesaid.

Being the same property conveyed to Aiken Road Development, LLC by that certain Deed dated September 28, 2016 of record in Deed Book 10724, Page 97 in the Office aforesaid.

3. Other than as modified herein, all provisions of the Declaration shall be unaltered and of full force and effect.

[Remainder of the Page Intentionally Left Blank]

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

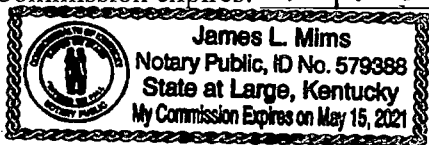
AIKEN ROAD DEVELOPMENT, LLC
a Kentucky limited liability company

By: _____
Name: JOSEPH PRYATEPI
Title: MANAGER

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
17 day of March, 2019, by JOSEPH PRYATEPI as MANAGER of AIKEN
ROAD DEVELOPMENT, LLC, a Kentucky limited liability company, on behalf of the
company.

My Commission expires: 5/15/21



Notary Public
State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

[Handwritten Signature]

BARDENWERPER, TALBOTT & ROBERTS, PLLC
Building Industry Association of Greater Louisville Bldg.
1000 N. Hurstbourne Parkway, 2nd Floor
Louisville, Kentucky 40223
(502) 426-6688

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