



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2019107921

BATCH # 179748

JEFFERSON CO, KY FEE \$13.00

PRESENTED ON: 05-15-2019 9 02:05:36 PM

LODGED BY: BARDENWERPER TALBOTT & ROBERTS PLLC

RECORDED: 05-15-2019 02:05:36 PM

BOBBIE HOLSCRAW

CLERK

BY: JOLENE CARDWELL

RECORDING CLERK

BK: D 11409

PG: 62-65

DECLARATION OF ANNEXATION**VILLAS AT SIGNATURE POINT SUBDIVISION, SECTION 4B
JEFFERSON COUNTY, KENTUCKY**

THIS DECLARATION OF ANNEXATION FOR VILLAS AT SIGNATURE POINT SUBDIVISION, SECTION 4B (“Declaration of Annexation”) is made, imposed and declared as of this 14 day of MAY, 2019, 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; that certain Declaration of Annexation, Section 2, dated October 29, 2015, of record in Deed Book 10489, Page 267; that certain Declaration of Annexation, Section 3, dated May 3, 2017, of record in Deed Book 10879, Page 550; and that certain Declaration of Annexation, Section 4A, dated August 30, 2017, of record in Deed Book 11003, Page 283; 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, Plat and Subdivision Book 55, Page 20, Plat and Subdivision Book 56 Pages 52 and 53, and Plat and Subdivision Book 56, Pages 97 and 98 (“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 4B and more particularly described below (“Section 4B” or the “Annexed Property”) into the Subdivision and subdivision regime and to subject Section 4B to the Declaration as amended herein pursuant to the provisions of Article I, Section 1.02 of the Declaration; and

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 95 through 122 and Open Space Lot 1009, inclusive, as shown on Record Plat of **VILLAS AT SIGNATURE POINT SUBDIVISION - SECTION 4B**, filed simultaneously with the recording of this Declaration of

Annexation, of record in Plat and Subdivision Book 58, Pages 91 and 92 in the Office of the Clerk aforesaid.

2. Section 4B is hereby annexed to VILLAS AT SIGNATURE POINT SUBDIVISION, SECTIONS 1, 2, 3 & 4A 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 95 through 122, and Open Space Lot 1009, inclusive, as shown on Record Plat of Villas at Signature Point Subdivision – Section 4B, prepared by Land Design & Development, Inc. dated MAY 7, 2019 and approved by the Louisville Metro Planning Commission on MAY 15, 2019 Docket # 19RECORDPLAT1009 the original of which is shown on the Plat of record in Plat and Subdivision Book 58, Page 91 in the Office of the Clerk of Jefferson County, Kentucky.

Being a portion of the same property acquired by Declarant by Deeds dated September 26, 2016 in Deed Book 10720, Page 62, and Deed Book 10720, Page 85, all 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.

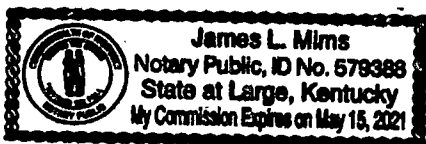
SIGNATURE POINT DEVELOPMENT, LLC
a Kentucky limited liability company

By: _____
Name: JOSEPH VISATEL
Title: MANAGER

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed, sworn to, and acknowledged before me by JOSEPH PUGATEKI as MANAGER of SIGNATURE POINT DEVELOPMENT, LLC, a Kentucky limited liability company, on behalf of the company, this 14 day of MAY, 2019.

My Commission expires: 5.15.2021



[Signature]
Notary Public, State at Large, Kentucky

THIS INSTRUMENT PREPARED BY:

[Signature]

BARDENWERPER, TALBOTT & ROBERTS, PLLC

Nicholas R. Pregliasco

1000 N. Hurstbourne Pkwy., 2nd Floor

Louisville, Kentucky 40223

(502) 426-6688

E:\CLIENT FOLDER\Elite\Signature Point\CCRs\Villas at Sig Point Dec. of Annex Sec.4B 04 04 19.doc
AMC Rev. 5/9/2019 11:07 AM