



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 # 2020248294

BATCH # 263982

JEFFERSON CO, KY FEE \$46.00

PRESENTED ON: 11-18-2020 0 02:45:26 PM

LODGED BY: MINDEL SCOTT

RECORDED: 11-18-2020 02:45:26 PM

BOBBIE HOLSCRAW

CLERK

BY: TINK BROWN

INDEXING SUPERVISOR

BK: D 11848

PG: 389-392

DECLARATION OF ANNEXATION**TWIN LAKES AT FLOYD'S FORK CONSERVATION SUBDIVISION, SECTION 2
JEFFERSON COUNTY, KENTUCKY**

THIS DECLARATION OF ANNEXATION FOR TWIN LAKES AT FLOYD'S FORK CONSERVATION SUBDIVISION, SECTION 2 ("Declaration of Annexation") is made, imposed and declared as of this 18th day of November, 2020, by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, with an address of 16218 Shelbyville Road, Louisville, Kentucky 40245 ("Declarant").

WITNESSETH:

WHEREAS, Stapleton Development, LLC ("Original Declarant") was the original Declarant pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Twin Lakes at Floyd's Fork Conservation Subdivision, Section 1, dated March 22, 2019, of record in Deed Book 11380, Page 624 in the Office of the Clerk of Jefferson County, Kentucky ("Declaration"), as shown on plat of same of record in Plat and Subdivision Book 58, Page 71, ("Section 1 Record Plat"), in the Office aforesaid (the "Subdivision");

WHEREAS, pursuant to that certain Assignment and Assumption of Declarant Rights dated October 31, 2019, of record in Deed Book 11543, Page 590 ("Assignment") in the Office of the Clerk of Jefferson County, Kentucky, Original Declarant assigned all rights in the Declaration and Subdivision to Declarant;

WHEREAS, Declarant desires to annex certain additional real property known as Section 2 as more particularly described below ("Section 2" or the "Annexed Property") into the Subdivision and subdivision regime and to subject Section 2 to the Declaration as amended herein pursuant to the provisions of Article I, Section 1.02 of the Declaration; and

WHEREAS, Declarant desires to amend Article II, Section 2.05(c) of the Declaration, as referenced herein pursuant to the provisions of Article V, Section 5.03 of the Declaration.

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

1. The Annexed Property consists of the lots numbered 62-107, and the open space lots 154, 155 and 156A, as shown on Record Plat of **TWIN LAKES AT FLOYD'S FORK CONSERVATION SUBDIVISION - SECTION 2**, filed simultaneously with the recording of this Declaration of Annexation, of record in Plat and Subdivision Book 60, Pages 68 & 69, 70 in the Office of the Clerk aforesaid.

2. Section 2 is hereby annexed to TWIN LAKES AT FLOYD'S FORK CONSERVATION SUBDIVISION, and the scheme set forth in the Declaration shall be and hereby is extended to include the Annexed Property being more particularly described as:

BEING Lots 62-107, and open space lots 154, 155 and 156A as shown on Record Plat of Twin Lakes at Floyd's Fork Conservation Subdivision – Section 2, prepared by Mindel, Scott & Associates, Inc., dated November 28, 2020 and approved by the Louisville Metro Planning Commission on _____, 20__ in Docket 20RECORDPLAT_____ the original of which is shown on the Plat of record in Plat and Subdivision Book 60, Page 68-70 in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property conveyed to Clayton Properties Group, Inc. by that certain Special Warranty Deed dated October 31, 2019 of record in Deed Book 11543, Page 595 in the Office aforesaid.

3. Article II, Section 2.05(c) of the Declaration shall be amended to change the size of the gate from 48 inches wide to 60 inches wide for all Garden Series lots in the Subdivision to allow proper lawn mower access (the remainder of the lots shall remain 48 inch wide minimum gate width). The remainder of Section 2.05 shall remain the same.

4. Declarant declares that the Annexed 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.

[Remainder of this page intentionally left blank]

