

**SECOND AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
ACADEMY RIDGE AT LANDIS LAKES  
JEFFERSON COUNTY, KENTUCKY**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ACADEMY RIDGE AT LANDIS LAKES IS made, entered into and effective as of September 27, 2002, by DOMINION HOMES OF KENTUCKY, LTD., a Kentucky limited partnership, having an address at 10035 Forest Green Boulevard, Louisville, Jefferson County, Kentucky 40223 ("Developer")

**RECITALS:**

- A. Developer has previously entered into that certain Declaration of Covenants, Conditions and Restrictions (the "Declaration") pertaining to *Academy Ridge at Landis Lakes*, dated as of March 14, 2001, of record in Deed Book 7613, Page 860, in the Jefferson County Clerk's office, as amended by an Amendment dated as of March 14, 2001, of record in Deed Book 7934, Page 866, in the office aforesaid
- B. Developer is obligated as the "Developer" under the Declaration
- C. Section 1 2 of the Declaration provides that Developer may annex additional real property to *Academy Ridge at Landis Lakes* by amendment to the Declaration.
- D. Section 12 3 of the Declaration provides until the Turnover Date, the Developer may unilaterally amend this Declaration at any time without the consent of any owners of lots in the real estate described in the Declaration
- E. The Developer now desires to further amend the Declaration, to add Section 2, Phase I as a portion of the "Property" to which the Declaration pertains, and to include Section 2, Phase I within the scope of the Declaration, as described herein

NOW, THEREFORE, for and in consideration of the above recitals, Developer hereby declares as follows

**1. ADDITIONAL SECTION** From and after the date of this Second Amendment, the term "Property," as defined in the Declaration, shall include Section 2, Phase I as shown on a Plat of record in Plat Book 48, Page 44, in the office aforesaid. The parties intend that Section 2, Phase I shall be entitled to all of the benefits granted to Section 2, Phase I pursuant to the Declaration, and shall be encumbered by all of the burdens imposed on Section 2, Phase I pursuant to the Declaration

**2. RATIFICATION** Except as modified by this Second Amendment, the Declaration shall remain in full force and effect

IN TESTIMONY WHEREOF, witness the signature of the Developer as of the date noted above

DOMINION HOMES OF KENTUCKY, LTD.

By Dominion Homes of Kentucky GP, LLC

By

*[Signature]*  
Stephan M. George, President  
("Developer")

COMMONWEALTH OF KENTUCKY )  
 ) SS  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 17 day of September, 2002, by Stephan M. George, as President of Dominion Homes of Kentucky GP, LLC, a Kentucky limited liability company, as General Partner of Dominion Homes of Kentucky, Ltd, on behalf of the limited partnership

My commission expires MARCH 11, 2003

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by

*[Signature]*  
Tandy C. Patrick, Esq  
GREENEBAUM DOLL & McDONALD PLLC  
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101 South Fifth Street  
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Recorded On: 09/27/2002 12:04:34  
Total Fees: 12.00  
Transfer Fax: .00  
County Clerk: Bobbie Hoisclaw-JEFF CO KY  
Deputy Clerk: CARBAR