

AMENDMENT TO RESTRICTIVE COVENANTS FOR
UNIT 3-A, SECTION 1 AND UNIT 3-B
OF
THE PLEASANT VALLEY SUBDIVISION

THIS AMENDMENT TO RESTRICTIVE COVENANTS for Pleasant Valley Subdivision, Scott County, Kentucky (the "Amendment") is made and entered into effective as of the 17th day of December, 2013, by **GEORGETOWN REAL ESTATE PARTNERS, LLC**, a Kentucky limited liability company, of 3609 Walden Drive, Lexington, Kentucky (the "Declarant").

WITNESSETH:

WHEREAS, The Declarant has caused the Restrictive Covenants (the "Restrictions") to be recorded in Book 34 at Page 772, in the Scott County Clerk's office in order to enhance and to maintain the value of the Pleasant Valley Subdivision (the "Property"), and to render the Property to be more attractive in appearance and to benefit present and future owners of the Property; and

WHEREAS, as of this date, Declarant is the owner of more than five percent (5%) of the lots within the Property; and

WHEREAS, Section 20 of the Restrictions authorizes the Declarant to amend the Restrictions in its discretion; and

WHEREAS, Declarant desires to modify and amend the Restrictions as set forth herein.

NOW, THEREFORE, for and in consideration of the terms and provisions of the original Restrictions, the sufficiency of which is hereby acknowledged by Declarant, Declarant agrees that the Restrictions shall be amended as follows:

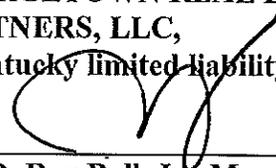
1. Section 4 is hereby amended to read as follows:

DETACHED GARAGES AND OTHER OUTBUILDINGS. No detached garages and/or other outbuildings shall be erected, altered, placed or permitted to remain on any lot within the Property unless such detached garage or outbuilding shall, at a minimum, be: (i) constructed of a siding material and with roofing shingles that match the materials on the main residence on the Property, (ii) include the same roof pitch as the main residence, be of a permanent nature (i.e.: built upon a permanent foundation) and (iii) the construction plans and the architectural design of such garage or outbuilding shall have been approved in writing by Declarant and/or the "Association" (as such is defined herein). Detached garages or outbuildings shall not be built or situated upon cinder blocks or any other temporary type foundation. It is advisable to contact the local department of Building Inspection to determine whether a building permit shall be required prior to the construction of such structure. Notwithstanding the foregoing, nothing herein shall preclude Declarant from erecting and maintaining temporary tool or storage sheds or field offices on the Property which are used by the Declarant.

2. Except as specifically amended by this Amendment, all terms and provisions of the Restrictions shall remain in full force and effect.

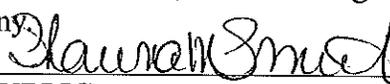
IN WITNESS WHEREOF, Declarant has hereunto executed this Amendment as of the date and year first written above.

GEORGETOWN REAL ESTATE
PARTNERS, LLC,
a Kentucky limited liability company

BY: 
D. Ray Ball, Jr., Member

STATE OF KENTUCKY)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me on this the 17th day of December, 2013, by D. Ray Ball, Jr., as Member for and on behalf of Georgetown Real Estate Partners, LLC a Kentucky limited liability company.

 412445
NOTARY PUBLIC
My commission expires: 1-25-2014

THIS INSTRUMENT PREPARED BY:


Jonathan R. Norris, Esq.
3609 Walden Drive
Lexington, Kentucky 40517
(859) 268-1191

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