


Nick McBride
Register of Deeds
Knox County


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**FIRST AMENDEMNT TO DECLARATION OF COVENANTS, EASEMENTS
CONDITIONS AND RESTRICTIONS
FOR
WESTLAND OAKS SUBDIVISION**

This Instrument Prepared By:

Ball Homes, LLC
3609 Walden Drive
Lexington, Kentucky 40517

Return to Preparer after Recording

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTLAND OAKS SUBDIVISION (herein the "Amendment") is entered into and effective as of December 1, 2019, by BALL HOMES, LLC, a Kentucky limited liability company, with principal address of 3609 Walden Drive, Lexington, Kentucky 40517 (the "Declarant").

WITNESSETH

WHEREAS, by virtue of that certain Assignment of Declarant's Rights of record at Instrument No. 201909100017766 Ball Homes, LLC is now the Declarant under that certain Declaration of Covenants Conditions Easements and Restrictions pertaining to the Westland Oaks Subdivision (the "Subdivision") dated as of June 19, 2019, of record at Instrument No. 201906190075428, as may have been amended from time to time (the "Declaration"). Unless otherwise explicitly stated here, all capitalized words and terms used herein shall have the same meaning as in the Declaration, and

WHEREAS, the Declaration provides (see Sections I(A) and XI(C), for example) the Declarant may amend the Declaration to make changes to the terms thereof and to add or amend the Property covered thereby; and

WHEREAS, in order to maintain a level of conformity throughout the Subdivision and to maintain property values therein, Declarant desires to amend the Declaration to include certain minimum primary residential structure standards.

NOW, THEREFORE, for and in consideration of the above recitals, and other good and valuable consideration, Declarant hereby declares amends the Declaration as follows:

1. MINIMUM BUILDING REQUIREMENTS. From and after the date of this Amendment, the Section of the Declaration entitled Development and Use Restrictions, IV. USE RESTRICTIONS, Section A, "Use of Lots", is hereby amended to add the following to the end of Section A:

A primary residential home or structure built on a Lot must, at a minimum
(i) be covered primarily with brick, stone or other masonry material
approved by the Association on the front, street-facing side of the home,

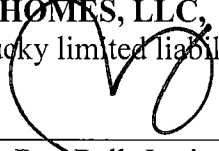
and a skirt of similar material covering any foundation along all sides, and (ii) meet or exceed the following minimum residential living square footage requirements, with said square footage calculation excluding garages, decks and other non-air conditioned spaces:

1. For two (2) story or one and a half (1 ½) story homes, a minimum of 2,000 square feet.
2. For one (1) story homes, a minimum of 1,800 square feet.

2. EFFECT OF AMENDMENT. Except as explicitly modified by this Amendment, the Declaration shall remain unmodified and at all times in full force and effect.

IN WITNES WHEREOF, witness the signature of the Declarant and execution of this Amendment as of the date first noted above.

BALL HOMES, LLC,
a Kentucky limited liability company

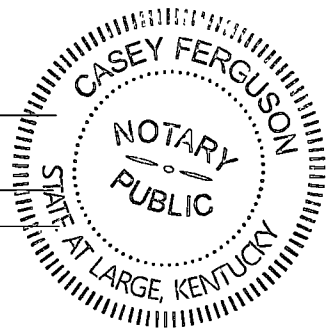
By: 
D. Ray Ball, Jr., its President

COMMONWEALTH OF KENTUCKY)

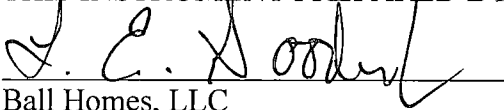
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me on this the 1st day of December, 2019, by D. Ray Ball, Jr., as President of Ball Homes, LLC, a Kentucky limited liability company, on behalf of the company.


NOTARY PUBLIC
My commission expires: 7/29/21
ID#: 582712



THIS INSTRUMENT PREPARED BY:


Ball Homes, LLC

By: Lawrence E. Goodwin, Jr., General Counsel
3609 Walden Drive
Lexington, Kentucky 40517