

*Nick McBride*  
Register of Deeds  
Knox County

This Instrument Prepared By:  
Ball Homes, LLC  
3609 Walden Drive  
Lexington, Kentucky 40517  
**Return to Preparer after Recording**

**SECOND AMENDEMENT TO DECLARATION OF COVENANTS, EASEMENTS  
CONDITIONS AND RESTRICTIONS  
FOR  
WESTLAND OAKS SUBDIVISION**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTLAND OAKS SUBDIVISION (herein the "Amendment") is entered into and effective as of February 7, 2020, 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 amended by that certain First Amendment recorded as Instrument No. 201912040038125, in the Knox County Register's office (as amended, 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

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. MAILBOXES. Section IV. P., "Mailbox", of the Declaration is hereby amended and restated in its entirety with the following:

**P. Mailbox.** If home delivery by the U. S. Postal Service is available to all or part of the Subdivision, Declarant may designate a curb side mailbox for each Lot with a design giving uniformity to the subdivision. In such cases, a Lot's Owner shall be responsible at his/her/their sole expense, for the purchase, installation and maintenance in good appearance and functional condition of the mailbox for such Owner's Lot. If the mailbox is damaged, destroyed or deteriorates, then each Lot Owner, at such Lot Owner's expense, shall repair or

  
Knox County, TN Page: 1 of 2  
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replace such mailbox with another of a like kind, design, pattern and color as the initial mailbox.

If the Subdivision has cluster mailboxes, either by choice or as required for service by the U. S. Postal Service, the cost for all operation, maintenance, repair and upkeep of the cluster mailboxes and facilities associated therewith (i.e. concrete pads, gazebos, roofs, enclosures) that is not otherwise paid for by the U. S. Postal Service shall be the responsibility of the Association.

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)

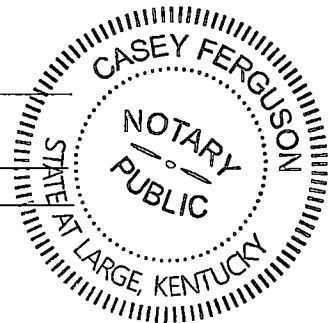
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me on this the 7<sup>th</sup> day of February, 2020, by D. Ray Ball, Jr., as President of Ball Homes, LLC, a Kentucky limited liability company, on behalf of the company.

Casey Ferguson  
NOTARY PUBLIC

My commission expires: 7/29/21

ID#: 582712



THIS INSTRUMENT PREPARED BY:

L E Goodwin  
Ball Homes, LLC

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