

Nick McBride
Register of Deeds
Knox County

This instrument prepared by:
Ball Homes, LLC
3609 Walden Drive
Lexington, Kentucky 40517
Please return to preparer after recording

Knox County, TN Page: 1 of 5
REC'D FOR REC 3/23/2022 10:32 AM
RECORD FEE: \$29.00 T20220016399
M. TAX: \$0.00 T. TAX: \$0.00

202203230072884

**FOURTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS
CONDITIONS AND RESTRICTIONS
FOR
WESTLAND OAKS SUBDIVISION**

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTLAND OAKS SUBDIVISION (herein the "Amendment") is entered into and effective as of March 22, 2021, 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 recorded as Instrument No. 201906190075428, as amended by that certain First Amendment recorded as Instrument No. 201912040038125, and by that certain Second Amendment recorded as Instrument No. 202002180054852, and by that certain Third Amendment recorded as Instrument No. 202112030044673, each 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

WHEREAS, Certain sections, units or phases of the Subdivision known as Westland Oaks Subdivision have been platted and Developer now desires to amend the Declaration to subject this land to the Declaration, add this land as "Property" under the Declaration and to provide reference to the platted lots for clarification and future ease of reference, as described herein.

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. **ADDITION OF PROPERTY.** From and after the date of this Amendment, the term "Property" as defined in the Declaration, does and shall include all of the current Property and the


property in Final Record Plat, Unit 2 – Lot 19, of record at Instrument No. 202106030099839, of record in the Knox County Register of Deeds Office (the “Plat”). For reference, the Plat is attached hereto as Exhibit “A”, and are hereby added to Exhibit “A” of the Declaration as additional references for those portions of the Property. The property in Westland Oaks Subdivision and the owners thereof, shall be entitled to all the benefits granted to the Property pursuant to the Declaration and shall be subjected to the Declaration and encumbered by all of the burdens imposed on the Property pursuant to the Declaration.

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 WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the date first noted above.

Declarant:

BALL HOMES, LLC,
a Kentucky limited liability company

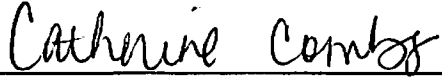
By: 
D. Ray Ball, Jr., its President

COMMONWEALTH OF KENTUCKY)

COUNTY OF FAYETTE)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, D. Ray Ball, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Ball Homes, LLC the within named bargainer, a Kentucky Limited Liability Company, and that he as such Presidents, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as president.

WITNESS my hand and seal at office this 22nd day of March, 2021.


NOTARY PUBLIC
My commission expires: 2/23/24
ID#: 43760

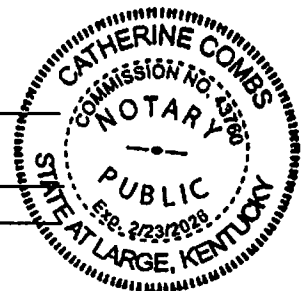


EXHIBIT "A"

PLAT

[illegible]

True Copy Certification

I, Suzette Byrd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on this 22 day of March, 2022.

Suzette Byrd, Agent
Affiant Signature

3.23.2022
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 23 day of MARCH, 2022

Debra Jones
Notary Signature

MY COMMISSION EXPIRES: 4.27.2022
Notary's Seal (if on paper)

