

**ELEVENTH SUPPLEMENTAL DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**CREEK PARTNERS, LLC  
LOCUST CREEK SUBDIVISION, PHASE 7-REVISED  
JEFFERSON COUNTY, KENTUCKY**

**THIS ELEVENTH SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS** for Locust Creek Subdivision ("Eleventh Supplemental Declaration") is made on this 21st day of December, 2007, by Creek Partners, LLC, a Kentucky limited liability company, with an address of 1510 PNC Plaza, 500 West Jefferson Street, Louisville, Kentucky 40202 ("Developer").

**WHEREAS**, Developer caused that certain Declaration of Covenants, Conditions, and Restrictions of Locust Creek Subdivision, Phase I, to be duly recorded in Deed Book 7718, Page 22, in the Office of the Clerk of Jefferson County, Kentucky, on August 31, 2001 ("Prior Declaration") for the purpose of creating a residential subdivision (the "Subdivision") in multiple phases (individually, a "Phase"); and whereas Prior Declaration having been amended by First Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision, Phase 2-A ("First Supplemental Declaration") and duly recorded on January 11, 2002, in Deed Book 7800, Page 384; whereas Prior Declaration and First Supplemental Declaration having been amended by Second Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision, Phase 2-B ("Second Supplemental Declaration") and duly recorded on January 28, 2003, in Deed Book 8057, Page 792; whereas Prior Declaration, First Supplemental Declaration and Second Supplemental Declaration having been amended by Third Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision, Phase 3 ("Third Supplemental Declaration") and duly recorded on January 4, 2004, in Deed Book 8333, Page 459; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration and Third Supplemental Declaration having been amended by Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision, Phase 4 ("Fourth Supplemental Declaration") and duly recorded on July 15, 2004, in Deed Book 8449, Page 917; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration and Fourth Supplemental Declaration having been amended by Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision, Phase 5-A ("Fifth Supplemental Declaration") and duly recorded on July 29, 2005, in Deed Book 8667, Page 8; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration and Fifth Supplemental Declaration having been amended by Sixth Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision ("Sixth Supplemental Declaration"), and duly recorded on September 20, 2005, in Deed Book 8699, Page

254; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, and Sixth Supplemental Declaration having been amended by Seventh Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision, Phase 6 ("Seventh Supplemental Declaration"), and duly recorded on November 14, 2005, in Deed Book 8731, Page 578; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, and Seventh Supplemental Declaration having been amended by Eighth Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision ("Eighth Supplemental Declaration"), and duly recorded on January 23, 2007, in Deed Book 8973, Page 347; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration having been amended by Ninth Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision ("Ninth Supplemental Declaration"), and duly recorded on August 30, 2007, in Deed Book 9097, Page 775; and whereas Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, and Ninth having been amended by Tenth Supplemental Declaration of Covenants, Conditions and Restrictions of Creek Partners, LLC, Locust Creek Subdivision ("Tenth Supplemental Declaration"), and duly recorded on November 15, 2007, in Deed Book 9138, Page 30; and

**WHEREAS**, Developer is the owner of certain real property located in Jefferson County, Kentucky, with the Record Plat to be corrected with regard to certain lot numbers in Phase 7, Locust Creek Subdivision.

**NOW, THEREFORE**, Developer hereby declares that three lots previously numbered in Phase 7 (Tenth Supplemental Declaration) as Lot Nos. 286, 287, and 288 were duplicate lot numbers from Phase 6, Locust Creek Subdivision (Seventh Supplemental Declaration). Developer has renumbered said lots in Phase 7 to Lot Nos. 318, 319, and 320, respectively. A Revised Subdivision Plat is being filed simultaneously herewith referencing these three lots with the appropriate lot numbers. These three lots, as hereinafter defined, shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions in the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration, which are for the purpose of protecting the value and desirability of the Subdivision. The easements, restrictions, covenants, and conditions shall: (i) run with the land contained in the subdivision; (ii) be binding on all parties having any right, title, or

interest in the Subdivision, their heirs, successors, and assigns; and (iii) inure to the benefit of each owner.

1. Amendment to Section 1. Section 1 of the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration entitled "The Property", is hereby amended to include the following described property (Phase 7, Revised Record Plat for Lots 318, 319, and 320) in addition to the property currently subject to and described in the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration:

BEING Lots 318, 319 and 320 as shown on the Revised Plat of Locust Creek Subdivision, Phase 7, of record in Plat and Subdivision Book 52, Page 82, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

BEING the same property acquired by Creek Partners, LLC, by Deed from Sweeney Farm Family Limited Partnership, of record in Deed Book 9089, Page 763, of record in the Office of the County Court of Jefferson County, Kentucky; and

The term "Lot", as used in the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration shall include any lot or similar property as delineated on the Revised Plat of Phase 7.

The term "Lot Owner", as used in the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration shall include the owner or owners of a Lot in Phase 7.

2. Article III, Section 3. Article III, Section 3, of the Prior Declaration shall be amended as follows:

- A. Lots 318, 319, and 320:
- i.) The ground floor of a ranch (one-story) house shall have the minimum floor area of 2,000 square feet, exclusive of garage, with a minimum house width of 55 feet.
  - ii.) The ground floor of a one and one-half story house shall have the minimum first floor area of 1,750 square feet and a total minimum area of 2,600 square feet, exclusive of garage, with a minimum house width of 55 feet.
  - iii.) The ground floor of a two-story house shall have the minimum first floor area of 1,300 square feet and a total minimum area of 2,600 square feet, exclusive of garage, with a minimum house width of 55 feet.
  - iv.) The total floor area of all other types of houses for Lots 318, 319, and 320 shall be a minimum floor area of 2,600 square feet, exclusive of garage, with a minimum house width of 55 feet.
- B. Up to five feet (5') of the required minimum house width defined hereinabove may be achieved with a wing wall.
- C. Finished basement areas, garages, and open porches are not included in computing floor areas.
- D. Simultaneous with completion of construction of a residence and prior to placement of sod and landscaping, the Lot Owner shall install an irrigation system which shall provide irrigation for grass and trees planted on the Lot.

3. Definitions. All capitalized terms not defined herein shall have the same meanings as those set forth in the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration.

4. No Other Modifications. Other than as set forth herein, the Prior Declaration, First Supplemental Declaration, Second Supplemental Declaration, Third Supplemental Declaration, Fourth Supplemental Declaration, Fifth Supplemental Declaration, Sixth Supplemental Declaration, Seventh Supplemental Declaration, Eighth Supplemental Declaration, Ninth Supplemental Declaration, and Tenth Supplemental Declaration shall remain in full force and effect.

WITNESS the signature of Developer on this 21st day of December, 2007.

CREEK PARTNERS, LLC  
A Kentucky Limited Liability Company  
BY: CMB DEVELOPMENT COMPANY, LLC  
A Kentucky Limited Liability Company  
The Sole Member of Creek Partners, LLC

BY: William H. Cull  
Name: William H. Cull  
Title: Member, CMB Development Company, LLC

STATE OF KENTUCKY  
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me by William H. Cull, Member of CMB Development Company, LLC, a Kentucky limited liability company, the sole member of Creek Partners, LLC, a Kentucky limited liability company, on behalf of said limited liability company, on this 21st day of December, 2007.

Jeresa S. Stavis

NOTARY PUBLIC  
KENTUCKY STATE AT LARGE

My Commission Expires: 4-311

THIS INSTRUMENT PREPARED BY:

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**Recorded in Plat Book**  
No. \_\_\_\_\_ Page \_\_\_\_\_  
Part No. \_\_\_\_\_

Document No.: DN2008086674  
Lodged By: LOCUST CREEK  
Recorded On: 01/15/2008 01:55:51  
Total Fees: 19.00  
Transfer Tax: .00  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: TERHIG