

ARTICLES OF AMENDMENT
TO THE
MASTER DEED
OF
ROSE ISLAND RIVERSIDE CONDOMINIUMS, INC.

WHEREAS, the Board of Administration of Rose Island Riverside Condominium Development (the "Board") wishes to amend the Master Deed of record in Book 486, Page 010, in the Office of the Clerk of Oldham County, Kentucky as set forth more particularly hereon:

Section 2.1.

2.1 Condominium Unit. Condominium Unit (also referred to as the "Unit") means a part of the Condominium Property which is subject to private ownership in fee simple.

The Unit boundaries shall be determined as follows:

- (a) The boundaries of each Unit are the floors, walls, and ceilings as designated on the Plats and Plans. The ceiling boundary shall be the horizontal plane of the bottom surface of the joists of the ceiling; if there is a dropped ceiling the boundary shall remain the above defined plane even if this plane is above the level of the dropped ceiling;
- (b) All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpapers, paint, finished flooring, finished ceilings, and any other materials constituting any part of the finished surfaces of the floors, walls or ceilings are a part of the Unit, and all other portions of the floors walls, and ceilings are a part of the Common Elements;
- (c) If any chute, flue, duct, wire, conduit, interior bearing wall, interior bearing column, heating, ventilating, or air conditioning system, or any other fixtures lies partially within and partially outside the designated boundaries of a Unit any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements;
- (d) Subject to the provisions of subdivision (c) of this section, all spaces, interior partitions, and other fixtures and improvements including HVAC equipment and ductwork located within the boundaries of a Unit are a part of the Unit; and
- (e) Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, patio enclosures and all exterior doors, excluding sliding glass doors, or other fixtures, including heating, ventilating and air conditioning systems and ductwork, designed to serve a single Unit, but located outside this Unit's boundaries, are Limited Common Elements allocated solely to that Unit.
- (f) All elements specified in Subdivision (a) to (e) of this Section which are designated above as "a part of the Unit" or as "allocated solely to that unit" shall be maintained at the sole expense of each unit owner, unless the Board elects to designate an expense for general improvement of that element in all or substantially all Units as a Common Expense.
- (g) The Unit owner will be responsible for all repair and maintenance costs associated with any alterations, improvements or additions made by the unit owner even though such alterations, improvements or additions were made with the approval of the Board.
- (h) Nothing herein shall diminish the power of the Board to approve alterations and or

