

Group 2047  
Group 4139

**TWELFTH AMENDMENT  
TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS  
AND DECLARATION FOR HOMEOWNERS ASSOCIATION  
FOR  
PLANTATION POINTE**

THIS TWELFTH AMENDMENT, to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements and Declaration for Homeowners Association for Plantation Pointe (the "Amendment"), is made effective as of August 10, 2000, by A & K Enterprise, Inc., a Kentucky corporation ("Declarant").

**WITNESSETH:**

WHEREAS, Declarant recorded in Miscellaneous Book 521, Page 57 of the Boone County, Kentucky recorder's office at Burlington, Kentucky, the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements and Declaration for Homeowners Association (the "Declaration") of Plantation Pointe (the "Project"); and

WHEREAS, as set forth in Article II, Section 3 of the Declaration, Additional Property, as defined therein, may be annexed to the Declaration; and

WHEREAS, Declarant desires to subject the real estate described in Exhibit "A" attached hereto and made a part hereof (the "Real Estate"), to the covenants, conditions, restrictions, easements, charges and liens as set forth in the Declaration as Additional Property and as provided in Article II, Section 3 thereof.

NOW, THEREFORE, for the purposes and pursuant to the procedures set forth in the Declaration, Declarant hereby supplements the Declaration as follows:

1. Pursuant to Article II, Section 3 of the Declaration, Declarant hereby annexes to the Project as Additional Property the Real Estate as described in Exhibit A attached hereto so as to fully and completely subject said Additional Property to the terms and provisions of the Declaration.

Except as expressly modified by this Amendment or as may be necessary to effect the terms of this Amendment, the Declaration remains unchanged and is in full force and effect.

RAYMOND ERPENBECK  
CONSULTING ENGINEERS  
4205 DIXIE HIGHWAY  
ELSMERE, KY 41018

Return to:

IN WITNESS WHEREOF, the Declarant, A & K Enterprise, Inc., a Kentucky corporation has caused its name to hereunto subscribed by its president effective as of the date written above.

A & K ENTERPRISE, INC.

By: W. Thomas Erpenbeck  
W. Thomas Erpenbeck  
Its: President

STATE OF KENTUCKY     )  
                                  )  
COUNTY OF Kenton     )

The foregoing instrument was acknowledged before me this 10 day of August, 2000, by W. Thomas Erpenbeck, President of A & K Enterprise, Inc., a Kentucky corporation.

Susan Begnoche  
Notary Public  
My Commission Expires: 3-29-04

This instrument was prepared by:

Pete A. Smith  
Pete A. Smith, Esq.  
Strauss & Troy  
50 East RiverCenter Blvd.  
Suite 1400  
Covington, Kentucky 41011  
(513) 621-8900

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# *Raymond Erpenbeck Consulting Engineers*

ENGINEERS • SURVEYORS • PLANNERS

4205 DIXIE HWY • ELSMERE, KY 41018 • (606) 727-4200 FAX (606) 342-5852

## **EXHIBIT "A"**

Group 2047

### **TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS AND DECLARATION FOR HOMEOWNERS ASSOCIATION FOR PLANTATION POINTE**

### **LEGAL DESCRIPTION**

Being located in the City of Union, Boone County, Kentucky and described as follows:

Being all of Lots 138, 139, 140, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156 and Parcel "A" of Section six, Lancashire at Plantation Pointe Subdivision as recorded on PLAT SLIDE B CABY of the Boone County Clerk's records at Burlington, Kentucky

BOONE COUNTY  
**MC832 Pg 127**

DOCUMENT NO: 20481  
RECORDED ON: AUGUST 11, 2000 01:40:10PM  
TOTAL FEES: \$9.00  
GROUP : 2047  
COUNTY CLERK: MARILYN K ROUSE  
COUNTY: BOONE  
DEPUTY CLERK: RENAI PING

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