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Group 2047

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

THIS FIFTEENTH 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 December 27, 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 7<sup>TH</sup> day of December, 2000, by W. Thomas Erpenbeck, President of A & K Enterprise, Inc., a Kentucky corporation.

Ruth W. Wintery  
Notary Public  
My Commission Expires: 2/16/2003

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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**EXHIBIT "A"**

Group No.: 2047

Being a parcel of land located in the City of Union, Boone County, Kentucky, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "pin and cap" is a set 5/8" diameter rebar, 18" in length, with a yellow plastic cap stamped "Erpenbeck LS 249". All bearing are state Plane Coordinates, Kentucky North Zone.

Beginning at a point on the west right of way line of Wetherington Boulevard (Plat 587A) and being a pin and cap on the Grantors north property line and being on the south line of ERPS, Inc., (DB 432, page 210); thence with the said west right of way line of Wetherington Boulevard S 05° 37' 34" W, 6.19 feet to a pin and cap and being the PC of a curve, R=525.00 feet; thence with the arc of said curve to the south east 163.44 feet to a pin and cap; thence leaving said west right of way and along a new division line S 77° 47' 22" W, 283.18 feet to a pin and cap and being a common corner between lots 70 and 71, Section 3, Lancashire at Plantation Pointe Subdivision, Plat 451A; thence with the rear line of said lot 70 N 43° 05' 14" W, 72.85 feet to a pin and cap; thence with the rear line of lots 70 and 69 of said subdivision N 74° 25' 32" W, 127.93 feet to a pin and cap and being on the south line of Arlinghaus Builders, Inc., (DB 730, page 299); thence with said south line of Arlinghaus Builders, Inc. N 46° 54' 46" E, 38.01 feet to a found pin and cap and being a common corner with said Arlinghaus Builders, Inc., and ERPS, Inc. (DB 432, page 210); thence leaving said Arlinghaus Builders, Inc., and with the line of said ERPS, Inc., N 74° 26' 36" E, 428.99 feet to the POINT OF BEGINNING and containing 1.28 acres more or less, according to a survey by Raymond Erpenbeck PLS 249, with Raymond Erpenbeck Consulting Engineers; on November 1, 2000.

This conveyance is subject to easements, restrictions, covenants and conditions of record with the Boone County Clerk's Office at Burlington, Kentucky, including, but not limited to, that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easement and Declaration for Homeowner's Association recorded in Miscellaneous Book 521, Page 57 of the Boone County, Kentucky Recorder's Office, as same has been amended and supplemented.

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DOCUMENT NO: 43305  
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TOTAL FEES: \$9.00  
GROUP : 2047  
COUNTY CLERK: MARILYN K ROUSE  
COUNTY: BOONE  
DEPUTY CLERK: RENA' PING

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