

Group 2047 and 4543

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

THIS TWENTY-SEVENTH 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 November 6, 2003 by A & K Enterprise, Inc., a Kentucky corporation ("Declarant"), and Magnolia Trace Development, LLC, a Kentucky limited liability company ("Magnolia").

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, Magnolia is the fee simple title holder of that certain parcel of real estate described in Exhibit A attached hereto and made a part hereof commonly referred to as Section X of Magnolia Trace Subdivision (the "Real Estate"); 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 and Magnolia both desire to subject 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 and Magnolia hereby annex 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.

This document is being re-recorded due to the fact the effective date was not completed on the original recording.

BOONE COUNTY
MC976 PG 486

BOONE COUNTY
MC978 PG 613

RAYMOND ERPENBECK
CONSULTING ENGINEERS
4205 DIXIE HIGHWAY
ELSMERE, KY 41018

RETURN TO:

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 first date written above and Magnolia Trace Development, LLC, a Kentucky limited liability company, owner in fee simple of the Real Estate has caused its name to be hereunto subscribed by its managing member effective as of the date first written above.

A & K ENTERPRISE, INC.

By: Raymond H. Erpenbeck
Raymond H. Erpenbeck
Its: Vice President

MAGNOLIA TRACE DEVELOPMENT, LLC

By: Raymond H. Erpenbeck
Raymond H. Erpenbeck
Its: Managing Member

STATE OF KENTUCKY)
)
COUNTY OF KENTON)

The foregoing instrument was acknowledged before me this 23rd day of September, 2003 by Raymond H. Erpenbeck, Vice President of A & K Enterprise, Inc., a Kentucky corporation, as its and his voluntary act and deed

Debra M. Ball
Notary Public
My Commission Expires: 3/10/07

STATE OF KENTUCKY)
)
COUNTY OF KENTON)

The foregoing instrument was acknowledged before me this 23rd day of September, 2003 by Raymond H. Erpenbeck, Magnolia Trace Development, LLC, a Kentucky limited liability company, as its and his voluntary act and deed.

Debra M. Ball
Notary Public
My Commission Expires: 3/10/07

BOONE COUNTY
MC976 PG 487

BOONE COUNTY
MC978 PG 614

This instrument was prepared by:



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

83251_1.DOC

BOONE COUNTY
MC976 Pg 488

BOONE COUNTY
MC978 Pg 615

EXHIBIT "A"

LEGAL DESCRIPTION

Section 10

MAGNOLIA TRACE @ PLANTATION POINTE

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

Being all of lots 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, Section 10, Magnolia Trace at Plantation Pointe as recorded in Plat Cabinet 5, page 22 at the Boone County Clerk's office Burlington, Kentucky.

DOCUMENT NO: 200906
RECORDED ON: DECEMBER 01, 2003 02:31:22PM
TOTAL FEES: \$11.00
GROUP : 2047
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: DONNA COLLINS
BOOK MC978 PAGES 613 - 616

BOONE COUNTY
MC978 Pg 616

BOONE COUNTY
MC976 Pg 489

DOCUMENT NO: 206313
RECORDED ON: NOVEMBER 06, 2003 02:56:10PM
TOTAL FEES: \$11.00
GROUP : 2047
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: STACY
BOOK MC976 PAGES 486 - 489

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

THIS TWENTY-SEVENTH 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 _____, 2003 by A & K Enterprise, Inc., a Kentucky corporation ("Declarant"), and Magnolia Trace Development, LLC, a Kentucky limited liability company ("Magnolia").

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, Magnolia is the fee simple title holder of that certain parcel of real estate described in Exhibit A attached hereto and made a part hereof commonly referred to as Section X of Magnolia Trace Subdivision (the "Real Estate"); 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 and Magnolia both desire to subject 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 and Magnolia hereby annex 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.

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 first date written above and Magnolia Trace Development, LLC, a Kentucky limited liability company, owner in fee simple of the Real Estate has caused its name to be hereunto subscribed by its managing member effective as of the date first written above.

A & K ENTERPRISE, INC.

By: Raymond H. Erpenbeck
Raymond H. Erpenbeck
Its: Vice President

MAGNOLIA TRACE DEVELOPMENT, LLC

By: Raymond H. Erpenbeck
Raymond H. Erpenbeck
Its: Managing Member

STATE OF KENTUCKY)
COUNTY OF KENTON)

The foregoing instrument was acknowledged before me this 23rd day of September, 2003 by Raymond H. Erpenbeck, Vice President of A & K Enterprise, Inc., a Kentucky corporation, as its and his voluntary act and deed.

Anthony M. Ralls
Notary Public

My Commission Expires: 3/10/07

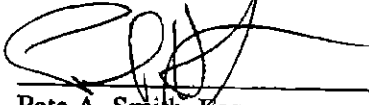
STATE OF KENTUCKY)
COUNTY OF KENTON)

The foregoing instrument was acknowledged before me this 23rd day of September, 2003 by Raymond H. Erpenbeck, Magnolia Trace Development, LLC, a Kentucky limited liability company, as its and his voluntary act and deed.

Anthony M. Ralls
Notary Public

My Commission Expires: 3/10/07

This instrument was prepared by:

A handwritten signature in dark ink, appearing to read 'Pete A. Smith', is written over a horizontal line.

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

83251_1.DOC

EXHIBIT "A"

LEGAL DESCRIPTION

Section 10

MAGNOLIA TRACE @ PLANTATION POINTE

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

Being all of lots 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, Section 10, Magnolia Trace at Plantation Pointe as recorded in Plat Cabinet 5, page 22 at the Boone County Clerk's office Burlington, Kentucky.

**BOONE COUNTY
MC976 PG 489**

DOCUMENT NO: 286313
RECORDED ON: NOVEMBER 06, 2003 02:56:18PM
TOTAL FEES: \$11.00
GROUP : 2847
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: STACY
BOOK MC976 PAGES 486 - 489