

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

THIS THIRTIETH 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 October 29, 2004 by A. & K. Enterprise, Inc., a Kentucky corporation ("Declarant"), and ERPS, Inc., a Kentucky corporation ("ERPS").

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, ERPS is the fee simple title holder of that certain parcel of real estate described in Exhibit A attached hereto and made a part hereof (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 ERPS 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 ERPS 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 ERPS, Inc., a Kentucky corporation, 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.

RETURN TO: Cheryl West

A & K ENTERPRISE, INC.

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

ERPS, INC.

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

STATE OF KENTUCKY)
)
COUNTY OF KENTON)

The foregoing instrument was acknowledged before me this 2 day of ^{Nov.}~~October~~, 2004,
by W. Thomas Erpenbeck, President of A & K Enterprise, Inc., a Kentucky corporation, as its
and his voluntary act and deed.

J. C. Argy
Notary Public
My Commission Expires: 7-22-07

STATE OF KENTUCKY)
)
COUNTY OF KENTON)

The foregoing instrument was acknowledged before me this 2 day of ^{Nov.}~~October~~, 2004,
by W. Thomas Erpenbeck, as Vice President of ERPS, Inc., a Kentucky corporation, as its and
his voluntary act and deed.

J. C. Argy
Notary Public
My Commission Expires: 7-22-07

This instrument was prepared by:

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

8.606 Acre Parcel

Tara at Plantation Pointe

EXHIBIT "A" 1 of 2

Being located in the City of Florence, Boone County, Kentucky and lying on the east side of Wetherington Boulevard and being more particularly described as follows:

Beginning at a set iron pin and cap on the east right of way line of Wetherington Boulevard, said pin being the southwest corner of a 7.581 acre parcel conveyed to Grand Communities, LTD (D.B. 840, pg. 183); thence with the south line of said parcel for five calls N 77°00'25" E, 370.18 feet to a set iron pin and cap; thence S 72°59'35" E, 173.77 feet to a set iron pin and cap; thence N 77°00'25" E, 155.00 feet to a set iron pin and cap; thence N 12°59'35" W, 75.00 feet to a set iron pin and cap; thence N 77°00'25" E, 45.00 feet to a set iron pin and cap at a common corner with a 10.570 acre parcel (D.B. 796, pg. 544); thence with said parcel N 77°00'25" E, 145.64 feet to a set iron pin and cap at a corner to Grace Fellowship Evangelical Free Church (D.B. 625, pg. 89); thence with said line S 15°11'02" E, 511.59 feet to a set iron pin and cap; thence leaving said line and with a new division of the grantors property for fourteen calls S 84°43'34" W, 164.89 feet to a set iron pin and cap; thence S 05°16'26" E, 116.00 feet to a set iron pin and cap, said pin being the PC of a curve; thence with said curve left 20.46 feet (R=188.50 feet, Chord S 08°23'00" E, 20.45 feet) to a set iron pin and cap at the PT of said curve; thence S 78°30'25" W, 154.56 feet to a set iron pin and cap; thence N 72°23'39" W, 240.40 feet to a set iron pin and cap; thence with a curve right 18.72 feet, (R=88.50 feet, Chord N 26°17'25" W, 18.68 feet) to a set iron pin and cap at the PT of said curve; thence N 20°13'54" W, 153.21 feet to a set iron pin and cap on the PC of a curve; thence with said curve left

EXHIBIT "A" 2 of 2

30.05 feet, (R=261.50 feet, Chord N 23°31'26" W, 30.04 feet) to a set iron pin and cap at the PT of said curve; thence N 26°48'59" W, 41.12 feet to a set iron pin and cap; thence S 63°11'01" W, 69.18 feet to a set iron pin and cap, said pin being the PC of a curve; thence with said curve right 18.80 feet (R=99.00 feet, Chord S 68°37'30" W, 18.78 feet) to a set iron pin and cap at the PT of said curve; thence S 74°03'59" W, 76.71 feet to a set iron pin and cap at the PC of a curve; thence with said curve left 9.88 feet (R=101.00 feet, Chord S 71°15'48" W, 9.88 feet) to a set iron pin and cap at the PT of said curve; thence S 68°27'37" W, 61.78 feet to a set iron pin and cap on the east right of way line of Wetherington Boulevard; thence with said right of way along a curve to the left 56.92 feet (R=538.50 feet, Chord N 23°47'17" W, 56.89 feet) to a set iron pin and cap at the PT of said curve; thence N 26°48'59" W, 255.10 feet to the point of beginning and containing 8.606 acres.

Being part of the same property conveyed to ERPS, Inc. and recorded in D.B. 432, pg. 210, Tract VI of the Boone County Clerk's Office at Burlington, Kentucky.

The bearings shown hereon are based on the plats of record for Tara at Plantation Pointe. The set iron pin and caps are 5/8" rebar, 18 inches long with a plastic cap stamped "Erpenbeck LS 249."

8.606 Acre Parcel

Tara at Plantation Pointe

EXHIBIT "A" 1 of 2

Being located in the City of Florence, Boone County, Kentucky and lying on the east side of Wetherington Boulevard and being more particularly described as follows:

Beginning at a set iron pin and cap on the east right of way line of Wetherington Boulevard, said pin being the southwest corner of a 7.581 acre parcel conveyed to Grand Communities, LTD (D.B. 840, pg. 183); thence with the south line of said parcel for five calls N 77°00'25" E, 370.18 feet to a set iron pin and cap; thence S 72°59'35" E, 173.77 feet to a set iron pin and cap; thence N 77°00'25" E, 155.00 feet to a set iron pin and cap; thence N 12°59'35" W, 75.00 feet to a set iron pin and cap; thence N 77°00'25" E, 45.00 feet to a set iron pin and cap at a common corner with a 10.570 acre parcel (D.B. 796, pg. 544); thence with said parcel N 77°00'25" E, 145.64 feet to a set iron pin and cap at a corner to Grace Fellowship Evangelical Free Church (D.B. 625, pg. 89); thence with said line S 15°11'02" E, 511.59 feet to a set iron pin and cap; thence leaving said line and with a new division of the grantors property for fourteen calls S 84°43'34" W, 164.89 feet to a set iron pin and cap; thence S 05°16'26" E, 116.00 feet to a set iron pin and cap, said pin being the PC of a curve; thence with said curve left 20.46 feet (R=188.50 feet, Chord S 08°23'00" E, 20.45 feet) to a set iron pin and cap at the PT of said curve; thence S 78°30'25" W, 154.56 feet to a set iron pin and cap; thence N 72°23'39" W, 240.40 feet to a set iron pin and cap; thence with a curve right 18.72 feet, (R=88.50 feet, Chord N 26°17'25" W, 18.68 feet) to a set iron pin and cap at the PT of said curve; thence N 20°13'54" W, 153.21 feet to a set iron pin and cap on the PC of a curve; thence with said curve left

BOONE COUNTY
MC1008 PG 809

DOCUMENT NO: 283111
RECORDED ON: NOVEMBER 04, 2004 03:42:58PM
TOTAL FEES: \$13.00
GROUP : 2847
COUNTY CLERK: MARILYN K ROUSE
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: DONNA COLLINS
BOOK MC1008 PAGES 885 - 889