

**MASTER ADDENDUM  
TO  
DEEDS OF RESTRICTIONS  
FOR  
ANDOVER NEIGHBORHOOD ASSOCIATION, INC.**

THIS MASTER ADDENDUM TO DEEDS OF RESTRICTIONS (this “*Addendum*”) is made and entered into on this 21<sup>st</sup> day of June, 2018, by the Andover Neighborhood Association, Inc. (the “*Association*”) under the authority more particularly set forth herein.

WITNESSETH

WHEREAS, in conjunction with the development of Andover Hills Neighborhood in Fayette County, Kentucky (the “*Neighborhood*”), the developer(s) or declarant(s) (the “*Developers*”) for each platted unit or section of development in Neighborhood filed of record in the Fayette County Clerk’s Office certain deeds of restrictions and/or declarations of covenants, conditions and restrictions for each such platted unit or section of development, being more particularly described and identified and filed of record as follows:

1.	Deed of Restrictions for Andover Green Subdivision of record at Deed Book 1994, Page 301;
2.	Deed of Restrictions and Covenants for Andover Hill Subdivision Unit 1 of record at Deed Book 1519, Page 222; Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 1 & Unit 2, of record at Deed Book 1524, Page 22; Second Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 1 & Unit 2, of record at Deed Book 1596, Page 271; Third Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 1 & Unit 2, of record at Deed Book 1617, Page 714; Fourth Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 1 & Unit 2, of record at Deed Book 1659, Page 01;
3.	Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1, of record at Deed Book 1554, Page 748; First Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1, of record at Deed Book 1596, Page 267; Second Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1, of record at Deed Book 1604, Page 478; Clarification of Deed of Restrictions and First Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1 and 2, of record at Deed Book 1615, Page 610; Third Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1, of record at Deed Book 1617, Page 720; Fourth Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1 and Section 2, Subsection 2, of record at Deed Book 1659, Page 4; Fifth Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 3, Section 1 and Section 2, Subsection 1 and Section 2, Subsection 2, of record at Deed Book 1662, Page 322;
4.	Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 6-A of record at Deed Book 1648, Page 413;

	First Amended Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 6-A, of record at Deed Book 1662, Page 326;
5.	Deed of Restrictions and Covenants for Andover Hill (Lochmere) Subdivision Unit 6-B, of record at Deed Book 1803, Page 156;
6.	Deed of Restrictions and Covenants for Andover Meadow (Lochmere) Subdivision Unit 7, Section 1, of record at Deed Book 1607, Page 39; Amended Deed of Restrictions and Covenants for Andover Meadow (Lochmere) Subdivision Unit 7, Section 1, of record at Deed Book 1617, Page 725; Seconded Amended Deed of Restrictions and Covenants for Andover Meadow (Lochmere) Subdivision Unit 7, Section 1, of record at Deed Book 1662, Page 319;
7.	Deed of Restrictions and Covenants for Andover Meadow (Lochmere) Subdivision Unit 7, Section 2, of record at Deed Book 1641, Page 518
8.	Deed of Restrictions and Covenants for Andover Meadow (Lochmere) Subdivision Unit 7, Section 3, of record at Deed Book 1690, Page 748; First Amendment to Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 7, Section 3, of record at Deed Book 1691, Page 440;
9.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 8, of record at Deed Book 1726, Page 272;
10.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 9-A, of record at Deed Book 1773, Page 444;
11.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 9-B, of record at Deed Book 1896, Page 484;
12.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 9-C, of record at Deed Book 1980, Page 243;
13.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 11-A, of record at Deed Book 2010, Page 592; First Amendment to Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 11-A, of record at Deed Book 2015, Page 59;
14.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 11-B, Section 1 of record at Deed Book 2010, Page 603; First Amendment to Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 11-B, Section 1, of record at Deed Book 2015, Page 56;
15.	Deed of Restrictions and Covenants for Lochmere (Andover Hill) Subdivision Unit 11-B, Section 2, of record at Deed Book 2065, Page 599;
16.	Deed of Restrictions and Covenants for Stonecase Valley Subdivision (Andover Club), Unit 1, of record at Deed Book 1523, Page 113;
17.	Deed of Restrictions and Covenants for Stonecase Valley Unit 2-A (Andover Park), of record at Deed Book 1688, Page 67;
18.	Deed of Restrictions and Covenants for Stonecase Valley Unit 2-B (Andover Park), of record at Deed Book 1721, Page 309;
19.	Deed of Restrictions and Covenants for Stonecase Valley Unit 4, of record at Deed Book 1750, Page 46;
20.	First Amended Deed of Restrictions and Covenants for Stonecase Valley Unit 4, of record at Deed Book 1818, Page 332;
21.	Deed of Restrictions and Covenants for Stonecase Valley Unit 5, of record at Deed Book 1862, Page 19;
22.	Deed of Restrictions and Covenants for Stonecase Valley Unit 6, of record at Deed Book 1937, Page 162;
23.	Deed of Restrictions and Covenants for Stonecase Valley Unit 7, Section 1, of record at Deed Book 2031, Page 5;

24.	Deed of Restrictions and Covenants for Stonecase Valley Unit 7, Section 2, of record at Deed Book 2050, Page 9;
25.	Declaration of Covenants, Conditions and Restrictions for Unit 1 of the David R. Tucker and Anna B. Tucker Property (Being a Part of Tract No. 2A of the Graham J., Shuck W., and David R. Tucker Property) (Andover Creek), of record at Deed Book 2334, Page 259;
26.	Declaration of Covenants, Conditions and Restrictions for Unit 1, Section 2 of the David R. Tucker and Anna B. Tucker Property (Being a Part of Tract No. 2A of the Graham J., Shuck W., and David R. Tucker Property) (Andover Creek), of record at Deed Book 2438, Page 306;
27.	Declaration of Covenants, Conditions and Restrictions for Unit 1, Section 3 of the David R. Tucker and Anna B. Tucker Property (Being a Part of Tract No. 2A of the Graham J., Shuck W., and David R. Tucker Property) (Andover Creek), of record at Deed Book 2495, Page 145;

(each document being a “**Deed of Restrictions**” and collectively the “**Deeds of Restrictions**”, and each lot subject to the Deeds of Restrictions being a “**lot**” or “**Lof**”, and collectively, the “**lots**” or “**Lots**”); and

WHEREAS, the Deeds of Restrictions contained, among other things, certain use restrictions on the real property referenced in the applicable Deed of Restrictions and created a power to assess lots for purposes benefiting the Neighborhood, which assessment constitutes a lien on each subject lot and which the funds collected by the assessment will be held in the Andover Hills Maintenance Fund (the “**Andover Hills Maintenance Fund Assessment**”);

WHEREAS, certain of the Deeds of Restrictions provided that the Developer(s) of the Neighborhood had the power to increase the amount of the Andover Maintenance Fund Assessment, but that the amount of any increase by the developer was limited to the U.S. Labor Department’s “All Items” Urban Cost of Living Index (the “**CPI Limitation**”);

WHEREAS, the Association, whose membership is comprised of the owners of all lots in the Neighborhood (the “**Members**”), was formed for the purpose of, among other things, administering the Deeds of Restrictions and exercising and administering the Andover Hills Maintenance Fund Assessment;

WHEREAS, in the lawsuit styled *Whitaker Bank v. Andover Golf and Country Club, Inc., et al.*, Civil Action NO. 17-CI-640 (as consolidated with Civil Action Nos. 17-CI-986 and 17-CI-1560) (the “**Lawsuit**”), by Order dated February 12, 2018, the Fayette Circuit Court granted the Association’s Motion (filed along with other associations in the Lawsuit) to approve the Association’s purchase of all or some of the Golf Course Property as common property, the levying capital purchase assessments for said purchase, and to levying ongoing maintenance assessment for the upkeep, repair, maintenance of said property, and for the reasons stated in said Motion, the Court finds that the Associations have legal authority to purchase common property, to levy capital purchase assessments for said purchase and to levy ongoing maintenance assessments for the upkeep, repair, maintenance of such common property (the “**Approval Order**”);

WHEREAS, the Association is not able fund the purchase and maintenance off the ANA Common Property and Joint Common Property, as those terms are hereinafter defined, without either increasing the Andover Hills Maintenance Fund Assessment in an amount greater than the

CPI Limitation or creating a new assessment separate and apart from the Andover Hills Maintenance Fund Assessment;

WHEREAS, in addition to the Approval Order, the Deeds of Restrictions provide that they may be amended by an instrument recorded in the Fayette County Clerk's Office;

WHEREAS, at a duly-noticed and called Special Meeting of the Association held on Wednesday, June 20, 2018, the Majority a majority of the Members, being 539 Members, of the Association (as evidenced by their signatures on the Proxies and Ballots attached hereto as Exhibit A) (the "**Majority**") voted:

1. To approve the purchase of holes 11-17 of the former Andover Golf Course and Country Club property (the "**ANA Common Property**") by the Association and of the clubhouse and driving range properties (the "**Joint Common Property**") by Andover Common Property NFP, Inc.;
2. To authorize the Association to borrow funds for the purchase of the ANA Common Property, and to assign its lien rights relating to its assessment powers to secure the loan for the purchase of the ANA Common Property and the Joint Common Property;
3. To amend the Deeds of Restrictions to grant the Association the power to assess for the purpose of purchasing and maintaining the ANA Common Property and the Joint Common Property, and the following special assessment, as more particularly described in below, and to authorize Ryan Finnell, President of the Association to execute and record a written instrument on their behalf to amend the Deeds of Restrictions as follows:
  - \$700,000.00, plus closing costs, for the purchase of the ANA Common Property;
  - \$86,500.00, plus closing costs, for its share of the 2018 debt service for the purchase of the Joint Common Property; and
  - \$135.00 per lot for the 2018 maintenance costs of the ANA Parcel and Joint Common Property

WHEREAS, based upon that majority vote, the Members of the Association desire to amend the Deeds of Restrictions for the purpose of establishing an assessment, separate and apart from the Andover Hills Maintenance Fund Assessment, for the purpose of funding the purchase and maintenance of the ANA Common Property and the Joint Common Property, to maintain property values, increase the quality of life for all Members, and other valuable purposes;

WHEREAS, the Majority designated, authorized, and directed the President of the Association to execute and record the amendments necessary to accomplish same on their behalf;

NOW THEREFORE, vested with the authority set forth in the Approval Order, and pursuant to the Majority vote to amend the Deeds of Restrictions described above and pursuant to the Association's Board of Directors Resolution effective June 21, 2018, each of the Deeds of

Restrictions is hereby amended to add the following provisions, which amendments will replace and supersede any contradictory or conflicting language, as follows:

**1. Purpose of Amendment.** The Andover Neighborhood Association, Inc. (the “*Association*”) hereby creates and establishes the ANA Common Property Fund, the Joint Common Property Fund and the Maintenance Fund, each being more particularly defined and set forth herein. Each of these is separate and apart from the Andover Hill Development Maintenance Fund.

**2. ANA Common Property Fund.** The Andover Neighborhood Association, Inc. (the “*Association*”) hereby creates establishes and shall maintain the ANA Common Property Fund for the purpose of funding the purchase of the ANA Common Property (the “*ANA Common Property Fund*”).

a. **Purpose.** The purpose of the ANA Common Property Fund shall be to pay for the purchase of the ANA Common Property.

b. **ANA Common Property Purchase Assessment.** Effective as of June 20, 2018, an assessment for the amount of the purchase price for the ANA Common Property, being \$700,000.00, plus an amount equal to closing costs, shall be and is assessed against all Lots subject to the Deeds of Restrictions and the Owner(s) of said lot, said Owner(s) being automatically a Member of the Association, for the purpose of purchasing the ANA Common Property (the “*ANA Common Property Purchase Assessment*”), and each Lot shall be individually assessed and the ANA Common Property Purchase Assessment shall be allocated among the Lots pursuant to the following formula:

- i. Each Lot that shares a boundary with the ANA Common Property will be assessed an amount that is equal to two (2) multiplied by X; and
- ii. Each Lot that does not share a boundary with the ANA Common Property will be assessed an amount that is equal to one (1) multiplied by X;

X shall be calculated by a division equation as follows:

- iii. A numerator which is equal to \$700,000.00, plus the closing costs; and
- iv. A denominator which is equal to:
  - 1. The number of Lots that shares a boundary with the ANA Common Property multiplied by two (2) PLUS;
  - 2. The number of Lots that do NOT share a boundary with the ANA Common Property multiplied by one (1);
  - 3. Then rounded up to the nearest whole dollar.

*Example:* If there are 156 Lots that shares a boundary with the ANA Common Property, and 584 Lots that do NOT share a boundary with the ANA Common Property, the X would be calculated as follows:  $156 * 2 = 312$ , PLUS  $584 * 1 = 584$ , or 896.  $\$700,000$  divided by 896 is \$781.25. Lots that do NOT share a boundary with the ANA Common

Property would pay \$781.25 and Lots that do share a boundary with the ANA Common Property would pay \$1,562.50.

3. **Joint Common Property Fund.** The Association hereby creates establishes and shall maintain the Joint Common Property Fund for the purpose of funding the purchase of the Joint Common Property (the “**Joint Common Property Fund**”).

a. **Purpose.** The purpose of the Joint Common Property Fund shall be to pay for the purchase of the Joint Common Property.

b. **Joint Common Property Purchase Assessment.** Effective as of June 20, 2018, and to be levied December 31, 2018, an assessment for the amount of Association’s share of ACP’s purchase price for the Joint Common Property, being \$865,000.00 (or \$86,500.00 plus interest for a period of 10 years), plus an amount equal to closing costs, until the Joint Common Property is paid in full or is sold, shall be and is assessed against all Lots subject to the Deeds of Restrictions and the Owner(s) of said lot for the purpose of purchasing the Joint Common Property (the “**Joint Common Property Purchase Assessment**”), and each Lot shall be individually assessed and the Joint Common Property Purchase Assessment shall be allocated among the Lots equally.

4. **Maintenance Fund.** The Association shall establish and maintain a Maintenance Fund for the purpose of funding the maintenance, operation, repair, improvement, upkeep, management, administration and other items associated with ownership, along with a reasonable reserve, of the ANA Common Property and the Association’s share of the Joint Common Property (the “**Maintenance Fund**”).

a. **Purpose.** The purpose of the Maintenance Fund shall be to pay for the maintenance, operation, repair, improvement, upkeep, management, administration and other items associated with ownership, along with a reasonable reserve, of the ANA Common Property and the Association’s share of the Joint Common Property.

b. **Maintenance Fund Assessment** Effective as of June 20, 2018, an annual assessment shall be and is assessed equally against all lots and Members of the Association to pay for maintenance, operation, repair, improvement, upkeep, management, administration and other items associated with ownership, along with a reasonable reserve, of the ANA Common Property and the Association’s share of the Joint Common Property (the “**Maintenance Fund Assessment**”). The Maintenance Assessment shall be \$135.00 for 2018. For all subsequent years, on an annual basis, the Association, acting through its Board of Directors, shall prepare a proposed budget for the Maintenance Fund and the per lot Maintenance Fund Assessment, in an amount reasonably calculated to satisfy the expenses and capital costs to pay for maintenance, operation, repair, improvement, upkeep, management, administration and other items associated with ownership, along with a reasonable reserve, of the ANA Common Property and the Association’s share of the Joint Common Property.

5. **Special Assessment.** In addition, in the event that the funds held in the ANA Common Property Fund, Joint Common Property Fund and the Maintenance Fund, are insufficient to meet

its current obligations relating to the purchase and the maintenance, operation, repair, improvement, upkeep, management, administration and other items associated with ownership, along with a reasonable reserve, the Association may assess the Members and lots to defray in whole or in part additional costs necessary for the foregoing or other purposes (a "**Special Assessment**"). Any Special Assessment shall require the assent of a majority of the Members of the Association present in person or by proxy at a duly-noticed, called and held meeting of the Association.

**6. Personal Obligation and Creation of Lien.** The ANA Common Property Purchase Assessment, the Joint Common Property Assessment, the Maintenance Assessment, and any Special Assessment, together with any interest, late charges, and costs and expenses of collections, including attorney's fees (collectively the "**Assessments**"), is and shall be the personal obligation of the owner(s) of the lot at the time the Assessment is assessed, and shall constitute a continuing lien on said lot.

a. **Payment.**

i. **Generally.** The Association, acting through its Board of Directors, shall set the dates on which Assessments, in whole or in part, are due.

ii. **ANA Common Property Purchase Assessment.** A Member may elect to pay the ANA Common Property Purchase Assessment at once in a lump sum or to finance the ANA Common Property Purchase Assessment over a period of time and upon terms that are consistent with the repayment terms of the loan made to the Association to purchase the ANA Common Property (the "**Installment Option**"). In the event that a Member elects the Installment Option and his/her/its lot is sold prior to the repayment of the entire ANA Common Property Purchase Assessment allocated to that lot, then the remaining amount of the ANA Common Property Purchase Assessment shall be immediately accelerated, without further notice or action on the part of the Association and said amount shall be paid to the Association at the closing of the sale of that lot. If the balance is not paid at such closing, the new owner shall be personally liable for the remainder of the ANA Common Property Purchase Assessment allocated to that lot, and which amount shall remain a continuing lien on the lot.

b. **Non-Payment.** Each owner shall pay the Assessment on the date(s) when due and, if not paid when due, the Assessment shall be deemed delinquent and shall, together with interest at the rate of one percent (1%) per month thereon, late charges, and the cost of collection, including the attorneys' fees incurred, be immediately due and payable. In such case, the Association may bring an action to enforce the amounts due against the owner of the lot personally or foreclose on its lien against the lot. In such case, the Association will be entitled to recover all costs of collection and litigation, including its attorneys' fees incurred, from the owner personally or out of the proceeds of the sale of the lot.

c. **Security and Assignment.** The Association may assign any lien for unpaid Assessments and may assign, pledge, encumber or otherwise transfer its rights related to the Assessments, including the rights to collect and to enforce its lien for Assessments, to a lender as security

for the repayment of any loan taken out for the purpose of purchasing the ANA Parcel or Joint Common Property.

d. **Subordination**. The lien for the Assessments provided for herein shall be subordinate to the lien of any bona fide purchase money mortgage or mortgages or any federally guaranteed mortgage, including but not limited to Veterans Administration mortgages, which, by applicable regulations, must be superior to any lien of the Association, now or hereafter placed upon the lots subject to Assessment. For purposes of priority as to all other liens and mortgages, any Assessment or charge, whenever incurred, shall relate back to the date of recording of this Amendment.

e. **No CPI Limitation**. The Common Property Fund Assessment is not, and shall not be interpreted to be, subject in any way to the CPI Limitation applicable to the Andover Hills Development Maintenance Fund.

7. **Miscellaneous**.

a. **Validity**. Except as amended hereby, the Deeds of Restrictions shall remain in full force and affect.

b. **Severability**: If any term of this Amendment is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term.

***[SIGNATURE AND NOTARY BLOCK ON NEXT PAGE]***





**EXHIBIT A**











































































































I, Donald W Blevins Jr, County Court Clerk  
of Fayette County, Kentucky, hereby  
certify that the foregoing instrument  
has been duly recorded in my office.

  
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By: MELISSA STELTER ,dc

201807190173

July 19, 2018                      15:59:37    PM

Fees	\$175.00	Tax	\$ .00
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Total Paid	\$175.00
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58 Pages

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