



# Bobbie Holsclaw

Jefferson County Clerk's Office

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**INST # 2024140538**

**BATCH # 548204**

**JEFFERSON CO, KY FEE \$46.00**

PRESENTED ON: 09-04-2024 4 08:40:30 AM

LODGED BY: simplifile

RECORDED: 09-04-2024 08:40:30 AM

BOBBIE HOLSCLOW

CLERK

BY: KAREN MESSICK

INDEXING CLERK

**BK: D 12906**

**PG: 864-867**

**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
CHISM TRAIL SUBDIVISION, SECTION 2  
Jefferson County, Kentucky**

This Amendment to Declaration of Covenants, Conditions and Restrictions for Chism Trail Subdivision (this "Amendment") is made on August 13, 2024, by **SUPERIOR BUILDERS, INC.**, a Kentucky corporation, P. O. Box 91483, Louisville, Kentucky 40291 ("Developer").

**RECITALS**

A. Greene Acres LLC, as "Developer", recorded a Declaration of Regulations, Covenants, Conditions and Restrictions for Chism Trail Subdivision, Section 1, dated September 20, 2010, of record in *Deed Book 9618, Page 970*, in the Office of the Clerk of Jefferson County, Kentucky (the "Declaration"). The Declaration established certain easements, restrictions, covenants, conditions, rights and obligations with respect to the property described in the Declaration, i.e. Chism Trail Subdivision, Section 1.

B. Chism Trail Home Owners Association, Inc., as the "Association", recorded an Amended and Restated Declaration of Regulations, Covenants, Conditions and Restrictions for Chism Trail Subdivision, Section 1, dated September 23, 2022, of record in *Deed Book 12465, Page 303*, in the Office of the Clerk of Jefferson County, Kentucky (the original Declaration and the Amended and Restated Declaration collectively referred to as the "Declaration"). The Declaration further established certain easements, restrictions, covenants, conditions, rights and obligations with respect to the property described in the Declaration, i.e. Chism Trail Subdivision, Section 1.

C. The Declaration contemplates and permits amendment of the Declaration to make additional real property subject to the Declaration as part of Chism Trail Subdivision. Developer has acquired the remaining property and developer rights, as the development rights belong to the entity that owns and will develop the property, from Greene Acres LLC, pursuant to Warranty Deed dated August 23, 2021, of record in Deed Book 12121, Page 676, in the Office of the Clerk of Jefferson County, Kentucky.

D. Developer amended the Declaration by Amendment to and Supplementary Declaration of Covenants, Conditions and Restrictions of record in *Deed Book 12870, Page 371*, in the Office of the Clerk of Jefferson County, Kentucky, which incorporated into the Declaration the Lots in Chism Trail Subdivision, Section 2 (the "Section 2 Amendment").

E. The Declaration contemplated certain building setback lines as to each Lot in the subdivision and Developer desires to establish and clarify proper building setback lines for each Lot in Section 2 of Chism Trail Subdivision.

### AMENDMENTS

Developer amends the Declaration and the Section 2 Amendment as follows.

A. **Building Setback Lines for Chism Trail Subdivision, Section 2.** Developer hereby establishes the proper setback lines for each Lot in Chism Trail Subdivision, Section 2, to be as shown on the Record Plat of Chism Trail Subdivision, Section 2, of record in Plat and Subdivision Book 64, Page 93, in the Office of the Clerk of Jefferson County, Kentucky. Section (4) Setback, of the Declaration, is hereby amended to reflect this change in minimum yard requirements.

B. **Ratification.** Except as amended by this Amendment, Developer ratifies and affirms the Declaration, as previously amended.

WITNESS the signature of Developer on the above date.

SUPERIOR BUILDERS, INC.  
a Kentucky corporation

By: 

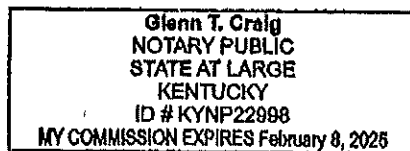
Brian J. Wacker, President

COMMONWEALTH OF KENTUCKY )

) SS

COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me on August 13, 2024, by Brian J. Wacker, President of Superior Builders, Inc., a Kentucky corporation, on behalf of the corporation.

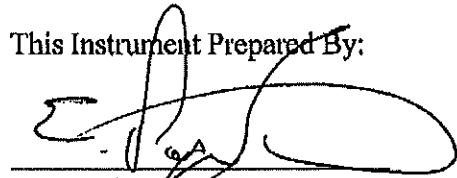


  
Notary Public

Commission expires: \_\_\_\_\_

Notary ID: \_\_\_\_\_

This Instrument Prepared By:

A handwritten signature in black ink, appearing to read 'E. Page Stuart', written over a horizontal line.

E. Page Stuart  
E.P.S. Law, PLLC  
906 Lily Creek Road, Suite 202  
Louisville, Kentucky 40243