



**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
POLO FIELDS SUBDIVISION, PHASE I  
JEFFERSON COUNTY, KENTUCKY  
March 15, 1993**

**POLO FIELDS, INC.  
1310 Flat Rock Road  
Louisville, Kentucky 40245**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR POLO FIELDS SUBDIVISION, PHASE I ("First Amendment") is made, imposed and declared as of the 15th day of March, 1993, by POLO FIELDS, INC., a Kentucky corporation, with principal office and place of business at 1310 Flat Rock Road, Louisville, Kentucky 40245 ("Declarant").**

**WITNESSETH:**

**WHEREAS, pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Polo Fields Subdivision, Phase I, dated as of January 1, 1993, of record in Deed Book 6266, Page 692, in the Office of the Clerk of Jefferson County, Kentucky (the "Declaration"), Declarant imposed certain covenants, conditions and restrictions upon**

certain real property defined in the Declaration, being a part of the property set forth in Plat and Subdivision Book 39, Page 67, in the Office of the Clerk of Jefferson County, Kentucky, and

WHEREAS, Developer has developed or will develop additional property located within the Subdivision, said additional development known as Polo Fields Phase IA, as shown on Plat of record in Plat and Subdivision Book 39, Page 68, in the Office aforesaid ("Phase IA"); and

WHEREAS, pursuant to the terms of the Declaration, Developer desires to specifically subject Phase IA to the terms and conditions thereof, and to make certain other amendments thereto;

NOW, THEREFORE, in consideration of the foregoing preambles and for other consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. Section 1.1 of the Declaration, entitled Subject Property, is hereby amended to include the following-described property, in addition to the property currently subject to and described in the Declaration:

BEING Lots 24 through 27, inclusive, Lots 192 through 200, inclusive, and Lots 301 through 305, inclusive (collectively, the "Additional Phase IA Lots"), all as shown on the Plat of Polo Fields, Phase IA, of record in Plat and Subdivision Book 39, Page 68, in the Office of the Clerk of Jefferson County, Kentucky.

BEING a part of the same property acquired by Declarant by Deed dated October 31, 1989, of record in Deed Book 5910, Page 733, in the aforesaid Clerk's Office.

The term "Property," as used in the Declaration, shall be deemed to include the property described above and being added to the Declaration pursuant to this First Amendment.

2. The first line of Subsection (a) of Section 3.3 of the Declaration, entitled One Story, is hereby amended to delete reference to "1,600" and substitute "1,800" therefor.

3. The following section is hereby added to the Declaration:

**Section 3.3A Minimum Finished Floor Areas.** The following shall be the minimum finished floor areas for homes to be constructed on the Additional Phase IA Lots (unless other minimum finished floor areas are otherwise specified with respect to any of the Additional Phase IA Lots in any supplemental declaration or on the Plat filed in the aforesaid Clerk's Office with respect to such Phase IA):

(a) One-Story. The ground floor area of a one-story residence shall be a minimum of 2,000 finished and habitable square feet, exclusive of the garage.

(b) One-and-One-Half Story. The ground floor area of a one-and-one-half story or Cape Cod residence shall be a minimum of 1,300 finished and habitable square feet, exclusive of the garage, and the residence shall contain a minimum of 2,000 finished and habitable square feet.

(c) Two-Story. The ground floor area of a two-story residence shall be a minimum of 1,200 finished and habitable square feet, exclusive of the garage, and the residence shall contain a minimum of 2,400 finished and habitable square feet.

(d) Others. All other housing designs shall contain a minimum of 2,400 finished and habitable square feet, exclusive of the garage.

(e) Exclusions. Finished basement areas, garage and open porches are not included in computing minimum floor areas pursuant to this Section 3.3A.

4. The following section is hereby added to the Declaration:

Section 3.12 Water Conservation Devices. Only ultra flush commodes and low flow showerheads will be incorporated into residences. No other type commodes or showerheads shall be incorporated into residences.

5. All capitalized terms not defined herein shall have the same meanings as those set forth in the Declaration.

6. Other than as modified herein, the Declaration shall remain in full force and effect unchanged.

7. Polo Fields Community Association, Inc. hereby enters herein for the purpose of consenting to the foregoing amendments.

IN WITNESS WHEREOF, the undersigned have duly executed this First Amendment as of the day, month and year first above written.

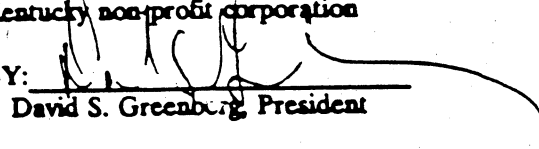
POLO FIELDS, INC., a Kentucky corporation

BY:

  
Jerry D. Cooper, President

POLO FIELDS COMMUNITY ASSOCIATION, INC., a  
Kentucky non-profit corporation

BY:

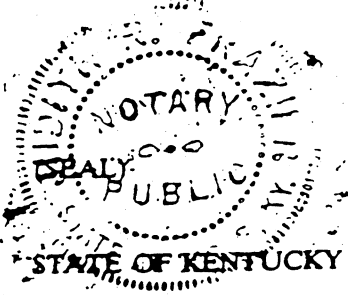
  
David S. Greenburg, President

STATE OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 26 day of April, 1993, by Jerry D. Cooper, President of Polo Fields, Inc., a Kentucky corporation, for and on behalf of said corporation.

My commission expires: May 8th, 1996

Sudeth R. Frazier  
NOTARY PUBLIC



STATE OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 20th day of April, 1993, by David S. Greenberg, President of Polo Fields Community Association, Inc., a Kentucky non-profit corporation, for and on behalf of said corporation.

My commission expires: March 8, 1997

Q. Baker  
NOTARY PUBLIC

(SEAL)

The foregoing instrument was prepared by:

Jeffrey A. McKenzie, Esq.  
GREENEBAUM DOLL & McDONALD  
3300 First National Tower  
Louisville, KY 40202-3197  
(502)589-4200

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Document No: 1993047809  
Lodged By: GREENBAUM DOLL  
Recorded On: Apr 22, 1993 02:29:45 P.M.  
Total Fees: \$12.00  
Transfer Tax: \$0.00  
County Clerk: Rebecca Jackson  
Deputy Clerk: STACIE2

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