

**FIRST AMENDMENT TO THE
AMENDED AND RESTATED BYLAWS OF
SOUTH HILL STATION LOFTS CONDOMINIUM ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED BYLAWS OF THE SOUTH HILL STATION LOFTS CONDOMINIUM ASSOCIATION, INC., (the "First Amendment") is made as of the ____ day of November 2025, by the South Hill Station Lofts Condominium Association, Inc., a Kentucky non-profit corporation (the "Council").

WITNESSETH:

WHEREAS, the Master Deed and Bylaws of the South Hill Station Lofts Condominium Association, Inc., were recorded on April 7, 2004, and of record in Condominium Deed Book 53, Page 579 in the Office of the Fayette County Clerk; and

WHEREAS, the First Amendment to the Bylaws of the South Hill Station Lofts Condominium Association, Inc., was recorded on October 21, 2004, and of record in Condominium Deed Book 55, Page 699, in the Office of the Fayette County Clerk; and

WHEREAS, the Amended and Restated Master Deed and Bylaws Establishing South Hill Station Lofts Condominium Association, Inc., were recorded on June 7, 2005, and of record in Condominium Deed Book 58, Page 304, in the Office of the Fayette County Clerk; and

WHEREAS, pursuant to Article VIII of the Amended and Restated Bylaws and the provisions of the Horizontal Property Law of the Commonwealth of Kentucky, KRS 381.805 et seq., and the Kentucky Condominium Act, KRS 381.9101 et seq., as may be amended from time to time, the Council having approved amendment to the Bylaws through a vote by the requisite number of Unit Owners;

NOW, THEREFORE, the Council hereby amends Article III of the Restated Bylaws, by adding (15) under Article III(B), Powers and Duties to read as follows:

ARTICLE III

(B) Powers and Duties

(15) The Board of Directors may borrow money on behalf of the Association for the purpose of necessary capital improvements, maintenance, or repairs to the common elements, provided that such borrowing shall not exceed \$1.00 without a vote of the Unit Owners. In the event the proposed loan amount is more than \$1.00 it shall be required to be approved by a majority vote of the Unit Owners at a duly noticed meeting.

Any loan taken out by the Council shall be repaid through a special assessment levied against the Unit Owners and from which the Board of Directors may pledge, grant, and/or assign a security interest in said future revenues to the lender to secure repayment of the loan.

Except as expressly amended by this Amendment the Amended and Restated Bylaws shall not be amended and shall remain in full force and effect in accordance with their terms.

