

KENTUCKY GENERAL ASSEMBLY AMENDMENT FORM
2022 REGULAR SESSION
Unofficial Document

Amend printed copy of **SB 191**

On page 3, between lines 26 and 27, insert the following:

"(3) Unless otherwise specified in the declaration, the owners may amend the declaration by consent of two-thirds (2/3) of the owners of all lots of the planned community, either in writing or in a meeting called for that purpose. No amendment to the declaration shall be effective until filed and recorded in the office of the county clerk of the county or counties in which the planned community is located."; and

On page 6, delete lines 1 through 8 in their entirety and insert the following in lieu thereof:

"(c) The association may charge a reasonable fee for retrieval of historical documents not stored at the place of business and for the copying of documents requested; and (d) The association may charge a reasonable fee to provide documents requested by a prospective purchaser or a prospective purchaser's agent."; and

On page 6, line 20, before "cessation", insert "knowledge of the formal"; and

On page 11, after line 4, insert the following:

"➔Section 11. KRS 381.870 is amended to read as follows:

All co-owners are bound to contribute in accordance with their percentage of common interest toward the expenses of administration and of maintenance, repairs and replacement reserves of the general common elements, and, in the proper case, of the limited common elements of the regime, and toward any other expenses lawfully assessed under the master deed and/or by the

Amendment No. SFA 1

Rep. Sen. Ralph Alvarado

Committee Amendment _____

Signed: _____

Floor Amendment _____

LRC Drafter: _____

Adopted: _____

Date: _____

Rejected: _____

Doc. ID: XXXX

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council of co-owners. Provided, however, that the master deed may provide for adjustments by the council of co-owners for contributions proportioned upon a consideration of a combination of floor area, the number of occupants, demand on public utilities and accessibility to limited common elements *or adjustments approved by a majority of co-owners*. No owner shall be exempt from contributing toward such expenses by waiver of the use or enjoyment of the common elements, both general and limited, or by abandonment of the unit belonging to him; provided, abatement or reduction in an owner's contribution may be granted by the council of co-owners for a reasonable period of time, during which a unit is uninhabitable as the result of damage or destruction."