

KENTUCKY REAL ESTATE COMMISSION

Attn: Kentucky Real Estate Authority
Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street, Second Floor 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

CONDOMINIUM SELLER'S CERTIFICATE

Condominium Certificate concerning Condominium Unit _____, in Building **6909 River Wind Dr**, of **River Pointe Patio Homes**

_____, a condominium project, located at **6909 River Wind Dr**

(Address), City of **Louisville**, County of **Jefferson**, Kentucky, on

behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

1. The Declaration Does Does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section N/A of the Declaration.
2. The monthly common expense assessment for the Unit is \$ 308.92 per Monthly.
3. There is is not a common expense, emergency assessment, or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$ 0 and is for N/A.
4. Other fee amounts are are not payable by Seller to the Association. The total unpaid amount is \$ \$315.92 and is for April maintenance fee.
5. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$ Undetermined.
6. Reserves for capital expenditures are \$ 86,052.90, of which \$ Undetermined has been designated for Undetermined.
7. Attached are the current operating budget of the Association and most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
8. The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is March 31, 2025.
9. The amount of any unsatisfied judgments against the Association is \$ 0.
10. There are are not any suits pending against the Association or any pending suits in which the Association is named party and the amount in dispute or contest is more than ten thousand dollars (\$10,000). The status of the pending suits (if any) is N/A.
11. The Association does does not maintain insurance coverage. A statement describing the insurance maintained by the Association or a certificate of insurance issued to the Association is attached.

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12. A portion of the condominium is is not situated upon a leasehold estate. The remaining term of any leasehold estate that affects the condominium is N/A and the provisions governing an extension or a renewal of the lease are: N/A.

13. The Association does does not have pet restrictions.

14. The Association does does not have rental restrictions.

6909 River Wind Dr, Louisville, KY 40258-5457

(Address of Property)

15. The name, mailing address and telephone number of the Association's authorized agent are:

Name and Phone Number: Roxanne Schuchardt 502-473-0003

Mailing Address: 3330 Pinecroft Drive

Initialed for identification by Buyer(s) _____ and Seller(s) _____

REQUIRED ATTACHMENTS:

1. Operating Budge & any Balance Sheets
2. Insurance Summary
3. Rules and Bylaws of the Association
4. The Declaration other than Plats & Plans

COMMENTS ADDENDUM

For the buyer, \$175 transfer fee payable to: Kentucky Realty

Accounting issues/questions? Call 502-473-0003, ask for Tina Peden

Buyer to pay first month maintenance fee payable to association, due at closing.