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; Dated August 20, 2026

Condominium Certificate concerning Condominium Unit _____303_____, in Building _____, of Centre City Condominiums, a condominium project, located at 355 S. Broadway (Address), City of Lexington , County of Fayette, Kentucky, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

1. The Declaration ☐ Does ☐**XX** 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 $376.00 per month and has been paid through August 2026.
3. There ☐ is ☐ **xx** is not a common expense, emergency assessment, or special assessment due and unpaid by the Seller to the Association. The Special Assessment levied against the Unit in June 2025, in the amount of $17,639, for items described in Exhibit A, has been paid in full by Seller.
4. Other fee amounts ☐ are ☐ XX are not payable by Seller to the Association. The total unpaid amount is $___-0-____ and is for the N/A.
5. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are: Expenditures for current year are as set forth in the attached Exhibit A. Any additional capital expenditures for next two fiscal years are presently unknown, however, a building brick façade study which may result in capital expenditures is currently in progress.
6. Reserves for capital expenditures are $81,741 undesignated reserve, and money is reserved for those items described in Exhibit A.
7. Attached is the current operating budget of the Association.
8. The date of the most current financial report prepared for the Association, pursuant to KRS 381.9197, is December 31, 2026.
9. The amount of any unsatisfied judgments against the Association is $_____N/A_____.
10. There ☐ are ☐ XX 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 ☐ XX does ☐ does not maintain insurance coverage. A ☐ statement describing the insurance maintained by the Association or a ☐ XX certificate of insurance issued to the Association is attached.

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12. A portion of the condominium ☐ is ☐ XX 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 ☐ N/A does ☐ does not have pet restrictions.

14. The Association ☐ XX does ☐ does not have rental restrictions.

_____355 South Broadway, Lexington, KY 40508 _____
(Address of Property)

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

Name and Phone Number: Gary W. Barr; (859) 338-3564

Mailing Address: 355 South Broadway, #705, Lexington, KY 40508

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

REQUIRED ATTACHMENTS:

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

Exhibit A—Purposes of Special Assessment

1. removal of old pool/deck and replacement of roof surfaces under old deck, around elevator tower, and on top of elevator tower;
2. install new decking, to replace existing deck;
3. to replace pool with new pool;
4. boiler replacement;
5. to pay projected interest on loan obtained to permit individual owners to pay in installments, if desired;
6. estimated costs associated with flood damages which are not covered by insurance, with the remaining balance, if any, for replenishing reserve account; and
7. contingency funds for all of the above.