

Master Condominium Deed

The master deed establishes a Horizontal Property Regime per KRS 381.815 and 381.810. Definitions regarding horizontal property are found in KRS 381.810 and recording requirements are listed in KRS 381.835.

The document requires:

- Full names of grantor & grantee. (KRS 382.135(1)(a) & 382.135(6))
- The name of the property owner. KRS 382.200
- The name of the condominium. (KRS 382.200 & 382.335)
- Parcel Identification Number (P.I.D.N.)
- Description of the land. (KRS 381.835)
- General description and the number of each unit. (KRS 381.835)
- Description of the general common elements of the building. (KRS 381.835)
- Preparation statement. (KRS 382.335)
- A set of the floor plans must be filed simultaneously with the master deed.
- The property owner must sign the document, and the signature must be notarized. (KRS 382.130)
- The clerk shall request a return mail address (KRS 382.240)