



**FOURTH AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
REGENTS HILLS SUBDIVISION**

THE STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS

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This Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Regents Hills (this **A**Amendment@) is made to be effective the date set forth below by TOLL TX, L.P., a Texas limited partnership (**A**Declarant@).

**RECITALS:**

A. By Regents Hills Declaration of Covenants, Conditions and Restrictions, recorded on February 6, 2001, under Document No. 2001018577 in the Official Public Records of Travis County, Texas (the **A**Declaration@), Declarant imposed certain covenants, conditions and restrictions upon Regents Hills Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200000336, Official Public Records, Travis County, Texas (the “Subdivision”).

B. The Declaration was amended by that certain “First Amendment to Declaration of Covenants, Conditions and Restrictions Regents Hills” (the “First Amendment”) dated February 28, 2001, recorded under Document No. 2001032343, Official Public Records, Travis County, Texas, amending Section 2.1(d) of the Declaration, among other things.

C. The Declaration was further amended by that certain “Second Amendment to Declaration of Covenants, Conditions and Restrictions Regents Hills” (the “Second Amendment”) dated August 22, 2001, recorded under Document No. 2001142229, Official Public Records, Travis County, Texas, amending Section 2.1(d) of the Declaration, among other things.

D. The Declaration was further amended by that certain “Third Amendment to Declaration of Covenants, Conditions and Restrictions Regents Hills” (the “Third Amendment”) dated August 12, 2002, recorded under Document No. 2002151046, Official Public Records, Travis County, Texas, amending Section 2.6 and Section 4.5 of the Declaration, among other things.

E. Section 6.2 (a) of the Declaration provides that Declarant may amend the Declaration so long as Declarant holds at least one (1) Lot in the Subdivision and an instrument is executed and acknowledged by Declarant setting forth the amendment, and an instrument executed by the President and Secretary of the Board of the Association (as defined in the Declaration) certifying Declarant had the requisite number of Lots.

F. Declarant holds at least one (1) Lot in the Association.

G. As shown by Exhibit A attached hereto and incorporated herein for all purposes, the President and Secretary of the Board have certified that Declarant has the requisite number of Lots required in Article 6, Section 6.2 (a) to execute this Amendment.

**NOW THEREFORE**, in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby confirms and agrees as follows:

1. Section 5.1 of the Declaration is hereby amended to add the following thereto:

(f) Lot 22 shall be exempt from the levy of Assessments in accordance with this Section; provided, however, that such exemption shall automatically be terminated and Lot 22 shall be subjected to Assessments without any further consent joinder of the applicable Parties, if (i) a separate residential structure is erected on Lot 22, or (ii) if Lot 22 is sold or conveyed to a third party, and such conveyance does not include Lot 24.

2. The Declaration, as amended previously amended and as amended hereby, remains in full force and effect.

Executed by the Declarant on the date below to be effective as of April 28, 2004.

**DECLARANT:**

TOLL TX, L.P.

By: Toll TX GP Corp., a Texas corporation,  
General Partner

By: Steven Kraft  
Name: Steven Kraft  
Title: A. Vice President

THE STATE OF TEXAS §

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COUNTY OF TRAVIS §

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This instrument was acknowledged before me on the 28 day of April, 2004, by Steven Kraft, A. Vice President of Toll TX GP Corp., a Texas corporation, on behalf of said corporation, as General Partner of TOLL TX, L.P., a Texas limited partnership, on behalf of said limited partnership.



A handwritten signature in black ink, appearing to read "Linda R. Sandlin".

NOTARY PUBLIC, State of Texas

Print Name: Linda R. Sandlin

**AFTER RECORDING, RETURN TO:**

**Blake Buffington  
Buffington Law Firm, P.C.  
1710 W. 6<sup>th</sup> Street  
Austin, Texas 78703**

## EXHIBIT A

### ACKNOWLEDGEMENT OF OFFICERS OF THE BOARD OF REGENTS HILLS HOMEOWNERS ASSOCIATION, INC.

The undersigned (Affiants) hereby certify that Affiants are the duly elected and acting President and Secretary of Regents Hills Homeowners Association, Inc., a Texas non-profit corporation (the Company), and are authorized to execute and deliver this Certificate, and Affiants further certify as follows:

1. That Toll TX, L.P., a Texas limited partnership, did own the requisite number of Lots required under Article 6, Section 6.2(a) to make the Fourth Amendment to Regents Hills Declaration of Covenants, Conditions and Restrictions, to which this acknowledgement is attached.

IN WITNESS WHEREOF we have set our hands this the 28 day of Apr. 1, 2004.

#### AFFIANTS:



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Steven Krasoff  
President of the Board  
Regents Hills Homeowners  
Association, Inc.



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Andy Blair  
Secretary of the Board  
Regents Hills Homeowners  
Association, Inc.

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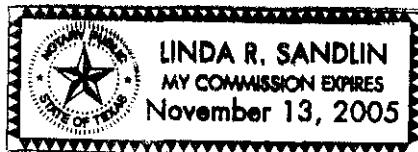
This instrument was acknowledged before me on the 28 day of April, 2004, by Steven Krasoff, in his capacity as President of the Board of Regents Hills Homeowners Association, Inc.



Linda R. Sandlin  
NOTARY PUBLIC, State of Texas  
Print Name: Linda R. Sandlin

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This instrument was acknowledged before me on the 28 day of April, 2004, by Andy Blair, in his capacity as Secretary of the Board of Regents Hills Homeowners Association, Inc.



Linda R. Sandlin  
NOTARY PUBLIC, State of Texas  
Print Name: Linda R. Sandlin

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Jul 22 04:29 PM 2004141174  
FERGUSONL \$22.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS