



DECLAR 2006043976
3 PGS

3

STATE OF TEXAS



AMEND 2006036253
2 PGS

COUNTY OF TRAVIS

*Re-recorded to include
signature of Secretary
accidentally omitted
from initial recording

**Eighth Amendment to the
Declaration of Covenants, Conditions, and Restrictions
for Regents Hills**

After due notice and in accordance with the requirements of the Declaration of Covenants, Conditions, and Restrictions for Regents Hills, as recorded in Document No. 2001018577, Official Public Records of Travis County, Texas (as amended), the following amendment to the Declaration was duly adopted. The amendment is as follows:

Section 2.10(a) of the Declaration is amended by deleting the struck-through language and adding the underlined language below in order that a water well may be drilled on a lot safely, aesthetically and in compliance with applicable laws and the Declaration:

"2.10. Hazardous Activities, Fertilizers, Pesticides, and Herbicides.

(a) No activities shall be conducted or allowed to exist on any portion of the Property and no improvements shall be constructed on the Property, which are or might be unsafe or hazardous to any person or property. Without limiting the ~~limiting the~~ generality of the foregoing, activities that are expressly prohibited include (1) mining, quarrying, drilling, boring, or exploring for removing water, oil, gas, or other hydrocarbons, minerals of any kind, rocks, stones, sand, gravel, aggregate or earth, (2) the use or discharge of firecrackers or other fireworks within the Property, (3) the use or storage of gasoline, oil or any similar type of flammable liquids in other than closed tanks with capacities of five (5) gallons or less within an enclosed structure or permanently screened from view, provided, however, only such liquids and gases as are customarily used for residential purposes shall be allowed on the Property, (4) any activities which may be offensive or hazardous by reason of odor, fumes, dust, smoke, noise, vibration or pollution, or which are hazardous by reason of excessive danger, fire, or explosion, (5) hunting, trapping and the discharge of firearms including air rifles and pistols, (6) open fires in other than a contained barbecue unit for cooking purposes, while attended and in use, or within a safe and well designed interior or exterior fireplace, (7) the use of bows and arrows, crossbows, slingshots, darts or other projectile devices, or (8) the discharge or leakage of any type of hazardous or toxic chemical or material, such as oil, fertilizers, pesticides or herbicides, provided, however, only such materials as are customarily used for residential purposes shall be allowed on the Property.

The drilling of a water well is subject to Architectural Committee review and approval like any other exterior improvement that is subject to Section 3.4. The Architectural Committee may not unreasonably withhold approval. Additionally, (1) drilling should be in backyards when reasonably possible, (2) removal or major trimming of trees should be minimized if whenever possible, (3) above-ground water storage tanks must be in backyards, garages, or home structures on a lot, (4) above-ground wellheads and water storage tanks must be aesthetically protected from view by appropriate

vegetation, fencing, or other means, (5) water well tailings from the drilling process must be contained and eventually disposed of in a proper manner, (6) curbs, sidewalks, fencing, and other structures must be protected from drilling rig damage as necessary and repaired if damaged, (7) tire depressions in yards must be filled in, (8) any damage to potable water lines, wastewater lines, and irrigation sprinkler systems must be promptly repaired, and (9) precautions must be taken to avoid electrical power line dangers. Other reasonable aesthetic, health, and safety protections may be required by the Committee."

This certifies that the foregoing amendment was duly adopted on 2-26-06 2006 in accordance with the requirements of Section 6.2(b) of the Declaration, which requires approval of at least 80 percent of the votes cast according to Section 4.3 of the Declaration.

Regents Hills Homeowners Association, Inc.

By: _____

President

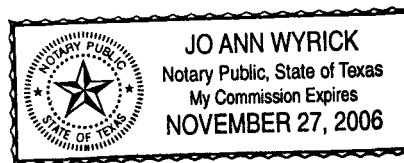
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on February 26th 2006 by Chip GRAVES in the capacity stated above.

Notary Public, State of Texas

After recording, return to:
Connie Heyer
Niemann & Niemann, LLP
1122 Colorado Street, Suite 313
Austin, Texas 78701

RegentsHills8thDecAmdt-2.doc



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Mar 01 02:47 PM 2006036253

HERRERAR \$20.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

By: _____

Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on March 2nd, 2006 by
B. Michael Thomas, in the capacity stated above.



Janice Michie
Notary Public, State of Texas

After recording, return to:

Connie Heyer
Niemann & Niemann, LLP
1122 Colorado Street, Suite 313
Austin, Texas 78701

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Dana DeBeauvoir

2006 Mar 13 09:59 AM 2006043976

CRIDERL \$24.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS