



SIXTH AMENDMENT TO
DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS

FOR

SERENE HILLS

**SIXTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SERENE HILLS**

This Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills (this "**Amendment**") is made this 7th day of December, 2015 by Serene Hills, Ltd., a Texas limited partnership (the "**Declarant**"), and is as follows:

RECITALS

WHEREAS, Serene Hills, a subdivision located in Travis County, Texas (the "**Property**"), was established pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2012105853, Official Public Records of Travis County, Texas (the "**Original Declaration**"), as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2012171312, Official Public Records of Travis County, Texas (the "**First Amendment**"), as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2013017166, Official Public Records of Travis County, Texas (the "**Second Amendment**"), as further amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2013080290, Official Public Records of Travis County, Texas (the "**Third Amendment**"), as further amended by that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2013221191, Official Public Records of Travis County, Texas (the "**Fourth Amendment**") and as further amended by that certain Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Serene Hills recorded as Document No. 2014013941, Official Public Records of Travis County, Texas (the "**Fifth Amendment**") (the Original Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment are collectively referred to as the "**Declaration**"); and

WHEREAS, pursuant to Section 9.03(A) of the Declaration, Declarant may amend the Declaration so long as Declarant owns or controls any of the Property or the Additional Land; and

WHEREAS, as of the date hereof, Declarant owns or controls a portion of the Property and the Additional Land; and

WHEREAS, in exercise of its rights under Section 9.03(A) of the Declaration, Declarant desires to further amend Article VI of the Declaration as set forth herein, to clarify the provisions pertaining to Assessments contained in Section 6.01(E).

NOW THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:

1. Assessments. The first sentence of Section 6.01(E) of the Declaration is hereby deleted in its

entirety and replaced with the following quoted provision (the remainder of Section 6.01(E) shall remain unmodified):

“(E) Except as otherwise agreed in writing by Declarant and a Builder or any other Owner in a “Lot Sale and Purchase Contract” or similar agreement for the purchase and sale of a Lot or Lots entered into between Declarant and such Builder or other Owner, with respect to a Builder or any other Owner of a Lot (other than Declarant) the obligation to pay Assessments will commence upon the issuance of the initial Certificate of Occupancy for a Residence constructed on the Lot.”

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

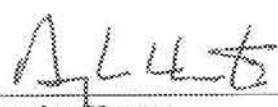
IN WITNESS WHEREOF, Declarant has executed this Amendment on the date set forth above.

DECLARANT:

SERENE HILLS, LTD.,
a Texas limited partnership

By: ES-DH, Serene L.L.C.,
a Delaware limited liability company,
its general partner

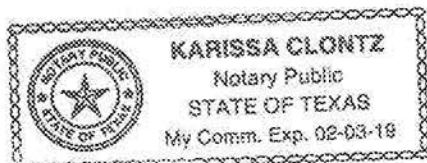
By:

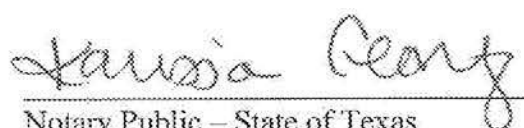

Douglas Hunter,
Member and Authorized Signatory

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 7th day of December, 2015, by Douglas Hunter, Member and Authorized Signatory for ES-DH Serene, L.L.C., a Delaware limited liability company, the general partner of Serene Hills, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

(seal)




Notary Public – State of Texas

AFTER RECORDING, PLEASE RETURN TO:

McLean & Howard, LLP
Attn: William P. McLean
Barton Oaks Plaza, Building II
901 S. Mopac Expressway, Suite 225
Austin, Texas 78746



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

December 09 2015 09:49 AM

FEE: \$ 38.00 2015194215