

STATE OF TEXAS

§



AMEND

2006211596

3 PGS

COUNTY OF TRAVIS

§

**Amendment to the
Master Declaration of Covenants, Conditions and Restrictions for
Covenant Estates at Regents Hills Phase I**

After due notice and in accordance with the requirements of the Master Declaration of Covenants, Conditions and Restrictions for Covenant Estates at Regents Hills Phase I (the "Declaration"), as recorded in Document No. 2002216642, Official Public Records of Travis County, Texas, the following amendment to the Declaration was duly adopted:

Article XXIII (Water and Sewage Systems) is hereby DELETED in its entirety and REPLACED by the following:

"Article XXIII. Sewage Systems & Water Wells: No individual sewage disposal system shall be permitted on any Lot, as defined in Article I(6) herein, including but not limited to any cesspools or septic tanks. An Owner is permitted to drill a water well or wells on a Lot. However, the drilling of water wells is subject to Architectural Control Committee review and approval, like any other Improvement, under Article IV herein. The Committee may establish reasonable conditions and restrictions for the drilling of water wells, but may not unreasonably withhold approval. The conditions and restrictions for approval shall include the following: (1) acquisition of all necessary drilling permits from any and all regulatory authorities; (2) drilling shall be in backyards when reasonably possible; (3) removal or major trimming of trees shall be minimized; (4) above-ground water storage tanks shall be in backyards, garages, or home structures on a lot; (5) above-ground wellheads and water storage tanks shall be aesthetically protected from view by appropriate vegetation, fencing, or other means; (6) water well tailings from the drilling process shall be contained and disposed of in a proper manner; (7) curbs, sidewalks, fencing, and other structures shall be protected from drilling rig damage and repaired if damaged; (8) tire depressions and other damage to landscaping shall be promptly filled in and repaired; (9) any damage to potable water lines, wastewater lines, irrigation sprinkler systems, or other underground services shall be promptly repaired; (10) precautions shall be taken to avoid electrical power line dangers; and (11) any other reasonable aesthetic, health, and safety protections deemed necessary by the Committee."

This certifies that the foregoing amendment was duly adopted on 10/25/2006, 2006, in accordance with the requirements of Article XLI of the Declaration, which requires approval by the owners of legal title to at least 75 percent of the Lots.

COVENANT ESTATES AT REGENT'S HILLS HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Title: President

PK-RE, LTD.
By: PK-RE Development Company, Inc., General Partner

By: [Signature]
Title: President

Acknowledgements

STATE OF TEXAS
COUNTY OF TRAVIS

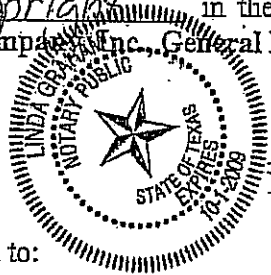
This instrument was acknowledged before me on October 25, 2006,
by Russell Eppright in the capacity of President of
COVENANT ESTATES AT REGENTS HILLS HOMEOWNERS ASSOCIATION, INC.



Linda Graham
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF Travis

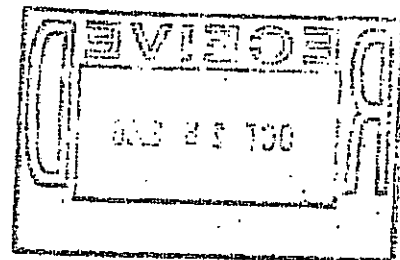
This instrument was acknowledged before me on October 25, 2006,
by Russell Eppright in the capacity of President of PK-
RE-Development Company, Inc., General Partner for PK-RE, LTD.



Linda Graham
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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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

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DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

FILED NOV 1 2006



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