

FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR WATERSTONE ESTATES

STATE OF TEXAS                    \$  
  \$  
COUNTY OF ROCKWALL        \$

This FOURTH AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Waterstone Estates (“Amendment”) is executed by the authorized representative of Waterstone Estates on this 26<sup>th</sup> day of July, 1999.

RECITALS

A. Pulte Homes of Texas, L.P. (“Declarant”) has previously entered into that certain Declaration of Covenants, Conditions and Restrictions for Waterstone Estates (“Declarations”) dated January 3, 1995, recorded under Volume 0971, Page 287 of the Deed Records of Rockwall County, Texas.

B. The homeowners of Waterstone Estates desire to amend the Declarations pursuant to the terms and provisions of this Amendment.

AMENDMENT

Waterstone Estates hereby amends the Declarations to read as follows:

1. SECTION 2.3 Association. (a) Commencing on the above date hereof and continuing until at least ninety-five percent (95%) of all lots in the Addition have been sold to lot owners and have residences thereon, Developer shall have the sole right, but not the obligation, to create the Association as a Texas non-profit corporation. After more than ninety-five percent (95%) of all lots in the Addition have been sold to lot owners and have residences thereon, the Association may be created and formed (i) by developer, or (ii) by the lot owners representing at least two-thirds (2/3rds) of the votes of the lot owners attending or by proxy at a meeting at which a quorum is present assent to create the Association.

2. SECTION 8.4 Bylaws. The Association (if created) may make whatever rules and bylaws it deems desirable to govern the Association and its members; provided, however, any conflict between such bylaws and the provisions hereof shall be

controlled by the provisions hereof. The initial bylaws for the Association shall be prepared by an Initial Bylaws Committee for approval by the lot owners representing at least two-thirds (2/3rds) of the votes of property owners who are voting in person or by proxy at a meeting duly called for such purpose at which a quorum is present. Subsequent changes to the Bylaws shall be approved in like manner.

3. All other terms and provisions of the Declaration shall remain in full force and effect.

EXECUTED by the authorized representative of Waterstone Estates on the date shown in the acknowledgments below, to be effective as of July 12, 1999.

WATERSTONE ESTATES

By: \_\_\_\_\_ (Original Signed) \_\_\_\_\_  
Name: Matthew R. Scott  
Title: Attorney for the Waterstone Estates  
Homeowners Association

STATE OF TEXAS                   \$  
  \$  
COUNTY OF ROCKWALL       \$

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Matthew R. Scott, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, as the act and deed of Waterstone Estates, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26<sup>th</sup> day of July, 1999.

\_\_\_\_\_  
(Original Signed)  
Kimberly Ann Bevins  
Notary Public in and for the  
State of Texas

My commission expires May 15, 2002