

**FOURTH AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR NORTHLAKE HILLS, PHASE ONE**

Date: January 30, 2002

Declarant: Sandy Creek Investors, Ltd., a Texas limited partnership

Owner's Association: Northlake Hills Property Owner's Association, Inc.

Property: 72.43 acres out of the Jeremiah Gregg Survey No. 603, Abstract No. 325, Samuel Hayford Survey No. 53, Abstract No. 2246, and Sam T. Scott Survey No. 39, Abstract No. 220 situated in Travis County, Texas, according to the plat thereof recorded in Volume 99, Page 129, of the Plat Records of Travis County, Texas (or any subsequently recorded plat thereof).

Recital of Relevant Facts

1. Declarant and the Owner's Association desire to amend the Covenants, Conditions and Restrictions for Northlake Hills, Phase One recorded in Volume 12968, Page 1139, et seq. and re-recorded in Volume 13001, Page 1151, et seq. (the "Covenants, Conditions and Restrictions").
2. Section VIII. 3 of the Covenants, Conditions, and Restrictions specifies the amendment procedure.
3. The Covenants, Conditions and Restrictions may be amended (A) by Declarant, without approval or joinder of any owner of the Property, as long as Declarant (i) holds a majority of the votes of the Owner's Association and (ii) provides each owner of the Property with a copy of the amending document; or (B) by an instrument executed by the president and secretary of the Owner's Association which certifies that not less than 80% of the votes entitled to be cast at a meeting properly called to consider amendment of the Covenants, Conditions and Restrictions.
4. Declarant holds a majority of the votes of the Owner's Association and, at a meeting called to consider this amendment, the president and secretary of the Owner's Association certify that not less than 80% of the votes entitled to be cast to amend the Covenants, Conditions and Restrictions approved this amendment.

Amendment of Covenants, Conditions and Restrictions

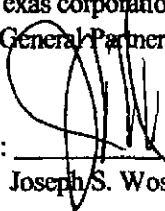
The Covenants, Conditions and Restrictions are amended by deleting Section VII.6 Easement of Ingress and Egress Across Lakefront in its entirety. After the recordation of this instrument, no owner shall have egress and ingress easement rights of any kind on, over, across or along Lots 1-8, Northlake Hills, Section One,

The Relevant Facts as specified above are an integral part of this amendment and the truth of all such facts may be relied upon by third parties.

Declarant:

Sandy Creek Investors, Ltd.
a Texas limited partnership

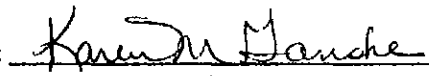
By: Impact Business Management, Inc.
a Texas corporation,
its General Partner

By: 
Joseph S. Woskow, President

Owner's Association:

Northlake Hills Property Owner's Association, Inc.

By: 
President: Hilarie Elder

By: 
Secretary: Karen Ganske

After Recording Please Return to:

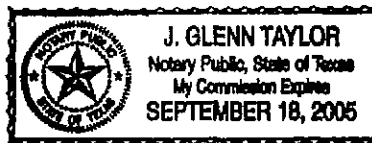
Austin Title Company
13450 U.S. Highway 183, North Suite 102
Austin, Texas 78750



STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me this 6th day of August, 2002, by Joseph S. Woskow, president of Impact Business Management, Inc., the general partner of Sandy Creek Investors, Ltd, a limited partnership, on behalf of the partnership.

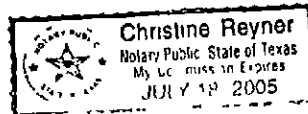

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF TRAVIS

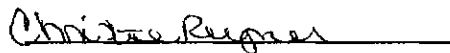
This instrument was acknowledged before me this 2th day of August, 2002, by Hilarie Elder, president of Northlake Hills Property Owners Association, Inc., a non-profit corporation, on behalf of the corporation.

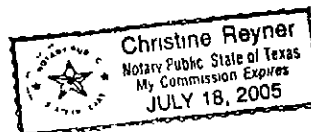

Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me this 30th day of August, 2002, by Karen Ganske, secretary of Northlake Hills Property Owners Association, Inc., a non-profit corporation, on behalf of the corporation.


Notary Public, State of Texas



Document Locator No: 11-75762.amd

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Austin Title Company
13450 U.S. Highway 183, North Suite 102
Austin, Texas 78750



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

09-05-2002 01 36 PM 2002165619
PAREDEST \$15 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.