



AFTER RECORDING RETURN TO:

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**FOURTH AMENDMENT TO DECLARATION
OF CONDOMINIUM REGIME
FOR 1880 AT PLUM CREEK CONDOMINIUMS
(A Residential Condominium Project located in Hays County, Texas)**

DECLARANT: PLUM CREEK (2021), LLC, a Texas limited liability company

Cross reference to that certain Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 22013774, Official Public Records of Hays County, Texas, as may be amended.

**FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS**

This Fourth Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums (this "**Amendment**") is made by **PLUM CREEK (2021), LLC**, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS

A. 1880 at Plum Creek Condominiums, a residential condominium community (the "**Regime**"), located in Hays County, Texas, was established pursuant to that certain: (i) Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 22013774, Official Public Records of Hays County, Texas, as amended by that certain First Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 22030413, Official Public Records of Hays County, Texas; as amended by that certain Second Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 23019529, Official Public Records of Hays County, Texas; and as amended further by that certain; Third Amendment to Declaration of Condominium Regime for 1880 at Plum Creek Condominiums, recorded under Document No. 23022639, Official Public Records of Hays County, Texas (collectively, the "**Declaration**").

B. Pursuant to *Section A.3.8(i)* of Appendix "A" to the Declaration, during the Development Period, Declarant may amend the Declaration unilaterally and without the consent of other Owners or any Mortgagee to meet the requirements, standards, or recommended guidelines of an Underwriting Lender to enable an institution or governmental lender to make or purchase mortgage loans on the Units.

C. The "**Development Period**", as such term is defined in the Declaration, is a seven (7) year period commencing on the date the Declaration was recorded in the Official Public Records of Hays County, Texas. The Development Period is still in effect.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Termination.** *Section 18.4* of the Declaration is hereby deleted in its entirety and replaced by the following:

18.4 Termination. Termination of the terms of the Declaration and the condominium status of the Regime will be governed by Section 82.068 of the Act, subject to the following provisions. Any election to terminate this Declaration and the condominium status of the Regime shall require the consent of : (i) Owners representing

FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS

at least 80% of the total votes in the Association; (ii) the Declarant, during the Development Period; and (iii) 67% of Mortgagees. In the event a vote to terminate the Regime is held in connection with the condemnation of all or a portion of the Regime, approval of the termination vote shall require the consent of at least fifty-one percent (51%) of the Mortgagees.

2. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings ascribed to such terms 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]

FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS

EXECUTED to be effective on the date this Amendment is recorded in the Official Public Records of Hays County, Texas.

DECLARANT:

PLUM CREEK (2021), LLC,
a Texas limited liability company

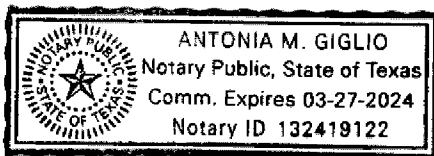
By: Crystal L. Giglio
Printed Name: Crystal L. Giglio
Title: Operations & Purchasing Coordinator

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 30th day of August, 2023, by Crystal Giglio, Operations & Purchasing Coordinator of PLUM CREEK (2021), LLC, a Texas limited liability company, on behalf of such entity.

[SEAL]

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Notary Public, State of Texas



FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME FOR
1880 AT PLUM CREEK CONDOMINIUMS

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

23032137 AMENDMENT
08/30/2023 01:39:41 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

