

11-GF# 9877 ALF  
RETURN TO: HERITAGE TITLE  
401 CONGRESS, SUITE 1500  
AUSTIN, TEXAS 78701

**FOURTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR 303 OFFICE CONDOMINIUMS**

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

This FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 303 OFFICE CONDOMINIUMS (this "*Fourth Amendment*") is executed to be effective as of the date set forth below by OLIVE GROVE PARTNERS II, LTD., a Texas limited partnership ("*Declarant*").

RECITALS:

A. Declarant filed for record that certain Declaration of Covenants, Conditions and Restrictions for 303 Office Condominiums (the "*Declaration*"), recorded on June 1, 2006, as Document No. 2006102428, Official Public Records of Travis County, Texas, covering the condominiums established thereby (the "*Condominiums*") and the real property described therein (together with all improvements located thereon and all easements, rights and appurtenances thereto, the "*Property*"). Declarant filed for record that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for 303 Office Condominiums (the "*First Amendment*"), recorded on November 7, 2006, as Document No. 2006215859, Official Public Records of Travis County, Texas. Declarant filed for record that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for 303 Office Condominiums (the "*Second Amendment*"), recorded on December 11, 2007, as Document No. 2007222072, Official Public Records of Travis County, Texas. Declarant filed for record that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for 303 Office Condominiums (the "*Third Amendment*"), recorded on November 6, 2008, as Document No. 2008183215, Official Public Records of Travis County, Texas

B. Section 2.9(a) of the Declaration grants Declarant Special Declarant Rights including the right to unilaterally amend the Declaration and its Plat to subdivide Units owned by Declarant, subject to the provisions of Section 8.1(f) of the Declaration regarding uniformity of form and terminology and distribution of such amendment to Owners.

C. Declarant is the sole owner of Unit A-101 of the Condominiums, and desires to subdivide such Unit into additional Units and reallocate the Allocated Interest and amount of votes for such Units in accordance with Sections 2.9(a) and 8.1(f) of the Declaration and Exhibit C of the Third Amendment.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, Declarant hereby amends the Declaration as follows:

1. Recitals. The foregoing recitals are incorporated into this Fourth Amendment for all purposes.

2. Capitalized Terms. Any capitalized term that is used herein and is not otherwise defined herein shall have the same meaning that is ascribed to it in the Declaration.

3. Amendment to Condominium Plat. Exhibit B1 and Exhibit B2 to the Third Amendment covering Unit A-101 are hereby amended to reflect the subdivided Units depicted on Exhibit B1 and Exhibit B2 to this Fourth Amendment.

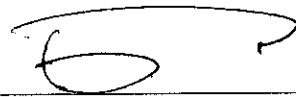
4. Reallocation of Percentage of Ownership of Common Elements. In accordance with Sections 2.9(a) and 8.1(f) of the Declaration, the document attached hereto as Exhibit C is hereby substituted for Exhibit C attached to the Third Amendment in its entirety.

5. No Further Changes. Except as expressly set forth in this Fourth Amendment and the Exhibits hereto, the Declaration, the First Amendment, the Second Amendment and the Third Amendment shall remain unchanged and shall continue in full force and effect.

EFFECTIVE as of June 19, 2009.

**OLIVE GROVE PARTNERS II, LTD.**,  
a Texas limited partnership

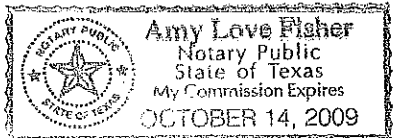
By: Cedar Bridge, Inc., a Texas corporation,  
General Partner

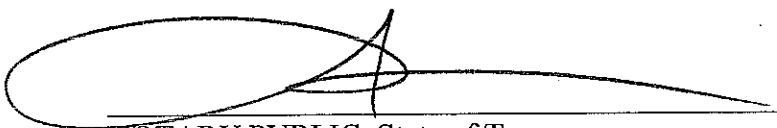
By:   
F. S. Rebeiz, President

THE STATE OF TEXAS

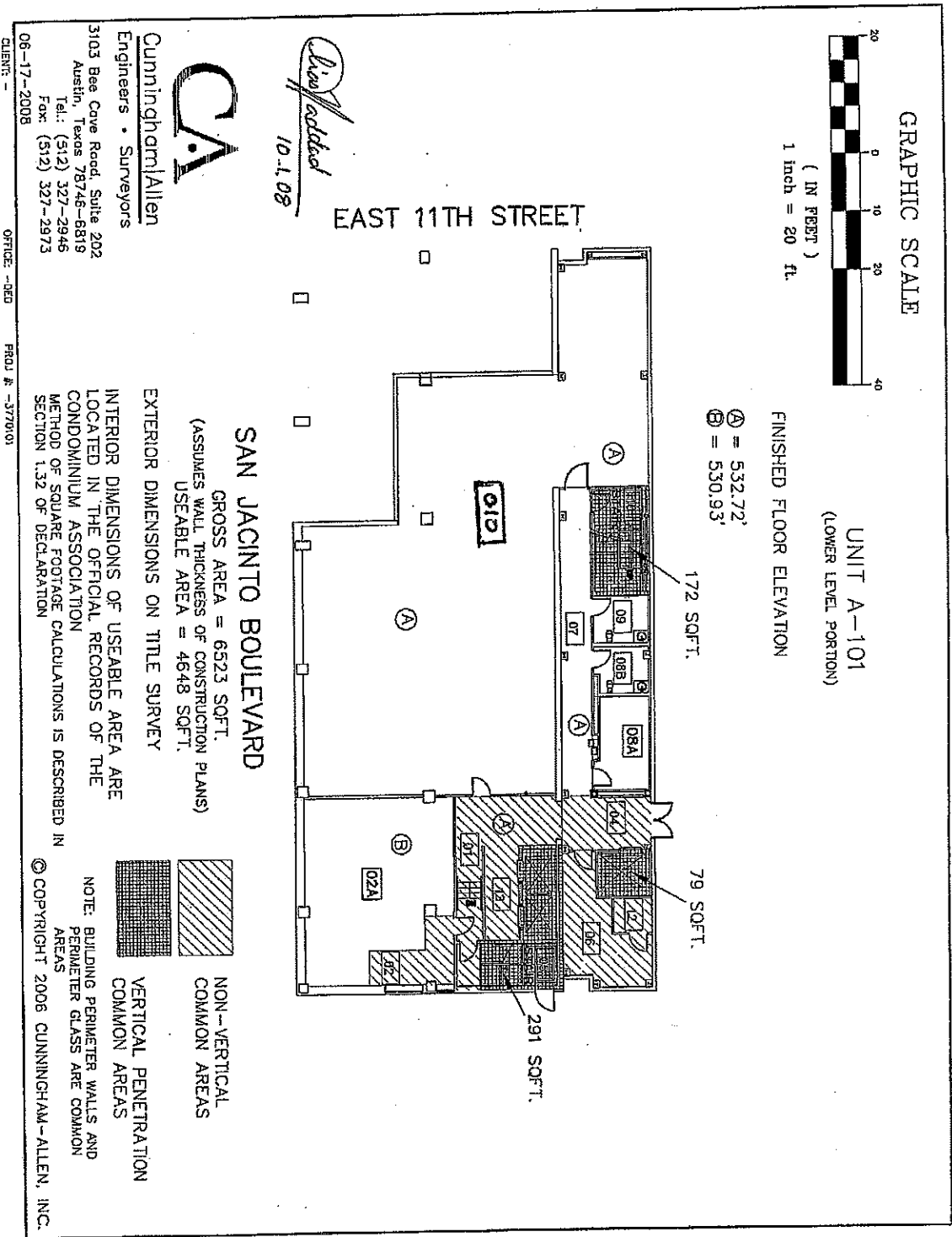
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 19 day of June, 2009, by F. S. Rebeiz, as President of Cedar Bridge, Inc., a Texas corporation, as General Partner of OLIVE GROVE PARTNERS II, LTD., a Texas limited partnership, on behalf of said corporation and said limited partnership.

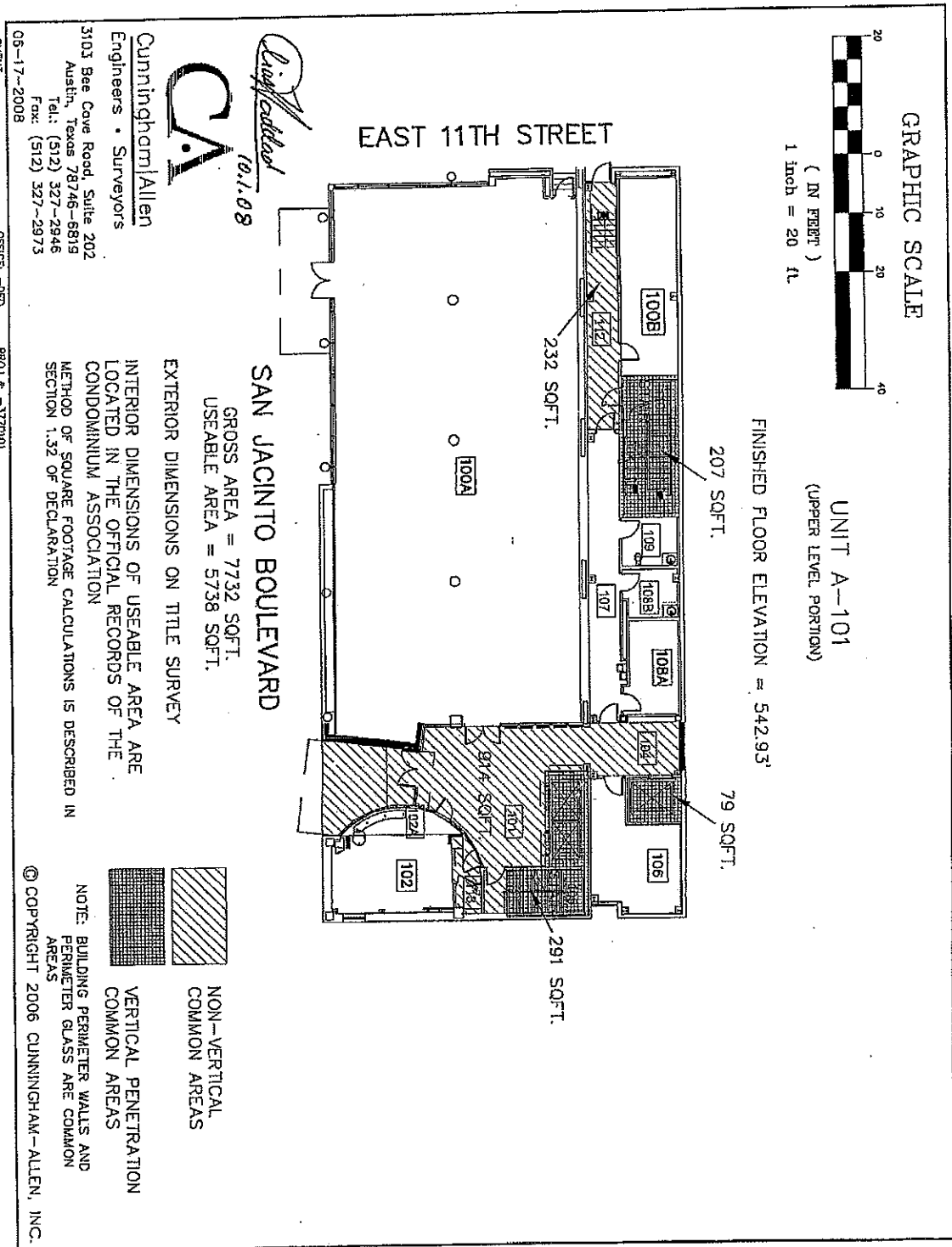


  
NOTARY PUBLIC, State of Texas

**EXHIBIT B1**  
**THIRD AMENDMENT - 303 OFFICE CONDOMINIUMS PLAT**



**EXHIBIT B2**  
**THIRD AMENDMENT - 303 OFFICE CONDOMINIUMS PLAT**



**EXHIBIT C**  
**THIRD AMENDMENT - 303 OFFICE CONDOMINIUMS PLAT**

**PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS**

Unit	Square Footage of Unit	Votes	Allocated Interest in Common Elements
010	3310 square feet	7.201	7.201%
100 (100A+100B+107+108A+108B+109)	5139 square feet	11.179	11.179%
08A	174 square feet	0.379	0.379%
08B	85 square feet	0.185	0.185%
09	82 square feet	0.178	0.178%
07	309 square feet	0.672	0.672%
02A	688 square feet	1.497	1.497%
102A	75 square feet	0.163	0.163%
102	269 square feet	0.585	0.585%
106	255 square feet	0.555	0.555%
202	2255 square feet (Includes 31.565% of area of Unit 201CA)	4.905	4.905%
203	1137 square feet (Includes 15.911% of area of Unit 201CA)	2.473	2.473%
204	2396 square feet (Includes 33.526% of area of Unit 201CA)	5.212	5.212%
205	1031 square feet (Includes 14.425% of area of Unit 201CA)	2.243	2.243%
206	327 square feet (Includes 4.573% of area of Unit 201CA)	0.711	0.711%
302	2245 square feet (Includes 31.412% of area of Unit 301CA)	4.884	4.884%
303	4577 square feet (Includes 64.053% of area of Unit 301CA)	9.957	9.957%

304	324 square feet (Includes 4.535% of area of Unit 301CA)	0.705	0.705%
401	1128 square feet (Includes 15.783% of area of Unit 401CA)	2.454	2.454%
405A	2592 square feet (Includes 36.267% of area of Unit 401CA)	5.639	5.639%
405B	325 square feet (Includes 4.548% of area of Unit 401CA)	0.707	0.707%
411	3101 square feet (Includes 43.402% of area of Unit 401CA)	6.746	6.746%
A-501	7146 square feet	15.546	15.546%
A-601	6998 square feet	15.224	15.224%
<b>Total</b>	<b>45,968 square feet</b>	<b>100.00</b>	<b>100.000%</b>

**AFTER RECORDING, RETURN TO:**

303 Office Condominiums  
C/O Ron King, CSA Management  
8305 Shoal Creek Blvd  
Austin, Texas 78757