

CAMDEN PROPERTY TRUST  
Form 8-K  
September 13, 2004

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 205490

## FORM 8-K

### CURRENT REPORT

Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934

Date of report (Date of earliest event reported): September 9, 2004

## CAMDEN PROPERTY TRUST

*(Exact name of registrant as specified in its charter)*

TEXAS

1-12110

76-6088377

*(State or other jurisdiction of  
incorporation or organization)*

*(Commission file number)*

*(I.R.S. Employer  
Identification Number)*

Three Greenway Plaza, Suite 1300, Houston, Texas 77046  
*(Address of principal executive offices) (Zip Code)*

Registrant's telephone number, including area code: (713) 354-2500

Not applicable

*(Former name or former address, if changed since last report)*

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

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- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 7.01 Regulation FD Disclosure.**

On September 9, 2004, we announced in a press release that we had redeemed \$35.5 million of our 8.25% Series C Cumulative Convertible Redeemable Perpetual Preferred Units pursuant to the provisions of the Third Amended and Restated Agreement of Limited Partnership of Camden Operating, L.P. The full text of the press release issued in connection with this announcement is incorporated herein by reference and attached hereto as Exhibit 99.1.

**Item 9.01 Financial Statements and Exhibits.**

(c) *Exhibits.*

99.1 Press Release issued by Camden Property Trust dated September 9, 2004.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: September 9, 2004

CAMDEN PROPERTY TRUST

By:

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/s/ Dennis M. Steen

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Dennis M. Steen  
Senior Vice President - Finance, Chief  
Financial Officer and Secretary