




AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

SONTERRA I CONDOMINIUMS
AMENDMENT TO THE COMMUNITY MANUAL

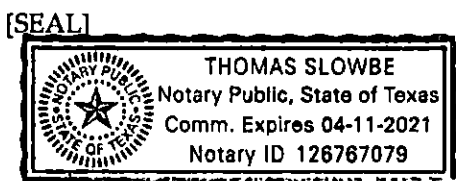
The undersigned hereby certifies that s/he is the duly elected, qualified and acting Officer of Sonterra I Residential Condominium Community, Inc., a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Amendment to the Community Manual for Sonterra I Condominiums adopted by the Board of Directors of the Association.

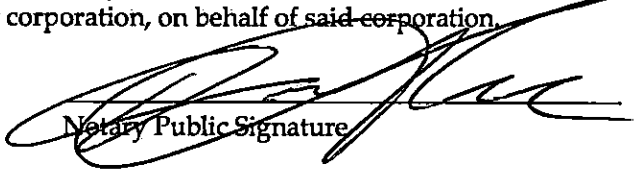
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 30 day of MAY, 2019

By: 
Printed Name: ~~Andrew Bilger~~ Andrew Bilger
Title: HOA member

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on MAY 30, 2019 by Andy Bilger, Member of Sonterra I Residential Condominium Community, Inc., a Texas non-profit corporation, on behalf of said corporation.




Notary Public Signature

Cross-reference to Declaration of Condominium Regime for Sonterra I Condominiums, recorded under Document No. 2016002134, Official Public Records of Williamson County, Texas, as amended, and that certain Community Manual for Sonterra I Condominiums, recorded under Document No. 2016031139, Official Public Records of Williamson County, Texas.

**AMENDMENT TO THE COMMUNITY MANUAL
SONTERRA I CONDOMINIUMS**

This Amendment to the Community Manual for Sonterra I Condominiums (this "Amendment") is made and executed by the SONTERRA I RESIDENTIAL CONDOMINIUM COMMUNITY, INC., a Texas non-profit corporation (the "Association"), acting by and through its Board of Directors (the "Board"), and is as follows:

A. SONWEST CO., a Texas corporation ("Declarant") previously executed that certain: (i) Declaration of Condominium Regime for Sonterra I Condominiums, recorded under Document No. 2016002134, Official Public Records of Williamson County, Texas, as amended (the "Declaration"); and (ii) Community Manual for Sonterra I Condominiums, recorded under Document No. 2016031139, Official Public Records of Williamson County, Texas (the "Community Manual").

B. Pursuant to *Section 1.12* of the Declaration, the Community Manual may be amended, from time to time, by a majority of the Board; provided, however, that during the Development Period (as defined in the Declaration), any amendment to the Community Manual must be approved in advance and in writing by the Declarant. The Development Period has not expired, and Declarant has approved this Amendment as evidenced below.

C. The Board now desires to amend the Community Manual as set forth hereinbelow.

NOW, THEREFORE, the Community Manual is hereby amended as follows:

1. Initial Rules and Regulations – Fireworks and Trailers. The following sections are added as "D-5" and "H-6" of the Initial Rules and Regulations, which are attached to the Community Manual as Attachment 3:

D-5 Fireworks Prohibited. The display or discharge of fireworks on the Property is prohibited.

H-6 Trailers. Trailers shall be kept at all times, except when in actual use, in enclosed garages or otherwise screened from view. No trailers shall be parked or placed on any street right of way, driveway, or used as a residence, either temporary or permanent, at any time.

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Community Manual. Unless expressly amended by this Amendment, all other terms and provisions of the Community Manual remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective as of the _____ day of _____, 2019.

ASSOCIATION:

**SONTERRA I RESIDENTIAL CONDOMINIUM
COMMUNITY, INC.**, a Texas non-profit corporation

By: [Signature]
Printed Name: Andrew Bilger, Director

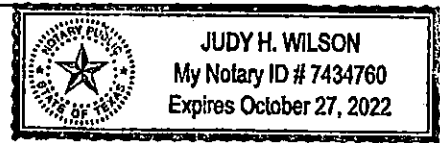
By: [Signature]
Printed Name: R. Shawn Breedlove, Director

By: [Signature]
Printed Name: Darrell Goldman, Director

THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on June 26, 2019,
by Andrew Bilger, Director of the Board of Directors of Sonterra I Residential
Condominium Community, Inc., on behalf of said non-profit corporation.

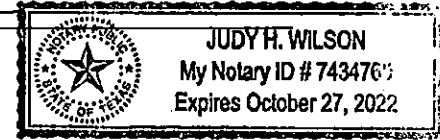
(seal) [Signature]
Notary Public Signature



THE STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on June 26, 2019,
by R. Shawn Breedlove, Director of the Board of Directors of Sonterra I Residential
Condominium Community, Inc., on behalf of said non-profit corporation.

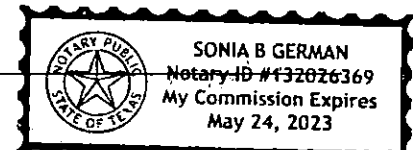
(seal) [Signature]
Notary Public Signature



THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on JUNE 27, 2019,
by Darrell Goldman, Director of the Board of Directors of Sonterra I Residential
Condominium Community, Inc., on behalf of said non-profit corporation.

(seal) [Signature]
Notary Public Signature



ACKNOWLEDGED AND AGREED:

SONWEST CO.,
a Texas corporation

By: *Andrew Bilger*
Printed Name: Andrew Bilger
Title: V.P.

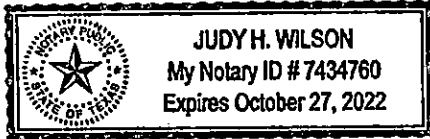
THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on June 26, 2019, by Andrew Bilger, Vice President of Sonwest Co., a Texas corporation, on behalf of said corporation.

(SEAL)

Judy H. Wilson
Notary Public Signature



② Sonwest
3939 Bee Cave Rd, Bldg C-100
Austin, TX 78746

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2019057526

COND Fee: \$33.00
06/27/2019 01:19 PM MBARRICK



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas