



Upon Recording Return To:

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ROBERT D. BURTON, ESQ.
WINSTEAD PC
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AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

SONTERRA I CONDOMINIUMS
FIRST SUPPLEMENT TO COMMUNITY MANUAL

The undersigned hereby certifies that he/she is a duly elected, qualified and acting officer the Sonterra I Residential Condominium Community, Inc., a Texas nonprofit corporation (the "Association"), and that this is a true and correct copy of the current First Supplement to Community Manual of the Association adopted and approved by the Board of Directors of the Association and SONWEST CO., a Texas corporation, the Declarant pursuant to that certain Declaration of Condominium Regime for Sonterra I Condominiums recorded under Document No. 2016002134 of the Official Public Records of Williamson County, Texas, as amended (the "Declaration").

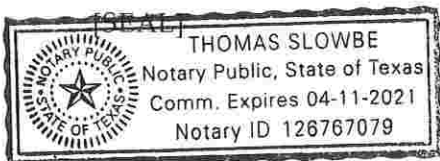
IN WITNESS WHEREOF, the undersigned has executed this certificate on the 15 day of OCT, 2020.

SONTERRA I RESIDENTIAL
CONDOMINIUM COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Printed Name: Andrew Bilger
Title: V.P.

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on 15 day of OCT, 2020, by Andy Bilger, president of Sonterra I Residential Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public Signature

SONTERRA I CONDOMINIUMS
FIREWORKS POLICY

AGREED AND ACKNOWLEDGED

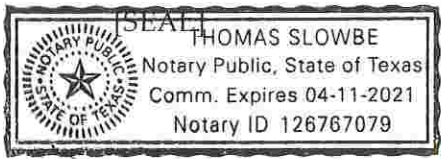
DECLARANT:

SONWEST CO., a Texas corporation

By: Andrew Bilger
Printed Name: Andrew Bilger
Title: VP

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on 15 day of OCT, 2020, by Andy Bilger, president of SONWEST CO., a Texas corporation, on behalf of said corporation.



Thomas Slowbe
Notary Public Signature

Cross-reference to Declaration of Condominium Regime for Sonterra I Condominiums recorded under Document No. 2016002134 of the 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.

In the event of a conflict between any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

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SUPPLEMENT TO COMMUNITY MANUAL
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FIREWORKS POLICY

**SONTERRA I RESIDENTIAL
CONDOMINIUM COMMUNITY, INC.**

FIREWORKS POLICY

SONTERRA I CONDOMINIUMS FIREWORKS POLICY

I. Background

Sonterra I Condominiums is a condominium community in Williamson County, Texas established pursuant to that certain Declaration of Condominium Regime for Sonterra I Condominiums recorded under Document No. 2016002134 of the Official Public Records of Williamson County, Texas, and any amendments or supplements thereto (the "**Declaration**"). Sonterra I Condominiums is subject to the jurisdiction of the Sonterra I Residential Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**"), which administers the terms, conditions, covenants and restrictions of the Declaration and any and all policies, rules and procedures that are permitted to be established in furtherance of the purpose and operation of the Association. The Declaration and the Community Manual for Sonterra I Condominiums, recorded under Document No. 2016031139 of the Official Public Records of Williamson County, Texas (the "**Community Manual**"), provide rules and regulations for the Owners of Units within the community. This Fireworks Policy (the "**Policy**") contains additional rules and regulations adopted by the Board to regulate the use of fireworks.

The Declaration, the Community Manual, the Policy and the other policies, procedures and rules contained in the Community Manual shall be collectively referred to herein as the "**Governing Documents**". Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Declaration.

NOW THEREFORE, the Board hereby adopts this Fireworks Policy:

1. **Fireworks Unauthorized:** All fireworks are prohibited within the condominium regime, including, but not limited to, sparklers, fountains, smoke balls, crackle or strobe effects items, poppers, other novelty items, as well as any fireworks that leave the ground, including, but not limited to, bottle rockets, roman candles, aerials, artillery shells, missiles and any such other item as may be determined by the Board.
2. **Enforcement:** This Fireworks Policy may be enforced by the entity managing the Association, the Board of Directors, or any committee approved by the Board of Directors. At its discretion, the Association may hire private security professionals to patrol the regime to enforce this Policy.

3. The Schedule of Fines for a violation of this Fireworks Policy is as follows:

- (a) This is a "zero tolerance" Fireworks Policy and considered a health, safety, and security issue. Pursuant to Section 82.102(d) of the Texas Property Code, Owners will be given an opportunity to cure the violation, but once a violation has occurred, the circumstances under which the Board would consider it to have been cured will be very limited.
- (b) Owners or residents using fireworks may be fined up to two thousand five hundred and No/100 Dollars (\$2,500.00) for each occurrence. Use of fireworks by guests of Owners or residents shall result in a fine levied against such Owner or resident.
- (c) The Association may also levy the replacement value of any affected/damaged structure(s) and/or property, and/or the clean-up costs incurred as a result of the use of fireworks by an Owner, resident or their guests.
- (d) The fine and the damage/clean-up costs, until paid, may be the subject of a lien against the Owner's Unit, and may result in legal action against the Owner.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020162029

COND Fee: \$41.00
12/21/2020 09:30 AM OSALINAS



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

SONTERRA I CONDOMINIUMS
FIREWORKS POLICY