



AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
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Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

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

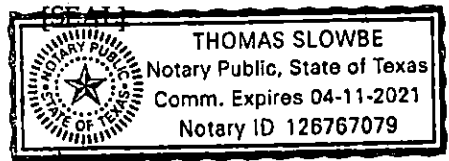
The undersigned hereby certifies that s/he is the duly elected, qualified and acting Officer of Sonterra II Residential Condominium Community, Inc., a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Amendment to the Community Manual for Sonterra II 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: [Signature]  
Printed Name: Andrew B. Iger  
Title: AB H.F. member

STATE OF TEXAS           §  
  §  
COUNTY OF Williamson §

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



[Signature]  
Notary Public Signature

Cross-reference to Declaration of Condominium Regime for Sonterra II Condominiums, recorded under Document No. 2017074367, Official Public Records of Williamson County, Texas, as amended, and that certain Community Manual for Sonterra II Condominiums, recorded under Document No. 2017074381, Official Public Records of Williamson County, Texas.

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

This Amendment to the Community Manual for Sonterra II Condominiums (this "Amendment") is made and executed by the SONTERRA II 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 II Condominiums, recorded under Document No. 2017074367, Official Public Records of Williamson County, Texas, as amended (the "Declaration"); and (ii) Community Manual for Sonterra II Condominiums, recorded under Document No. 2017074381, 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 30<sup>th</sup> day of May, 2019.

**ASSOCIATION:**

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

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

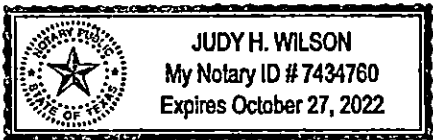
By: [Signature]  
Printed Name: B. Shawn Breedlove, Director

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 II Residential Condominium Community, Inc., on behalf of said non-profit corporation.

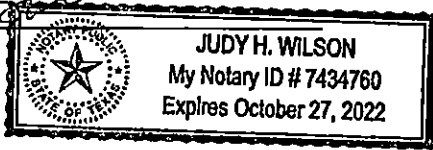
(seal) [Signature]  
Notary Public Signature



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 II Residential Condominium Community, Inc., on behalf of said non-profit corporation.

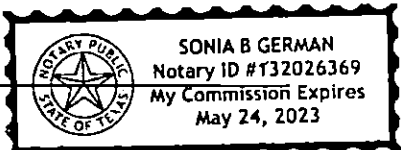
(seal) [Signature]  
Notary Public Signature



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

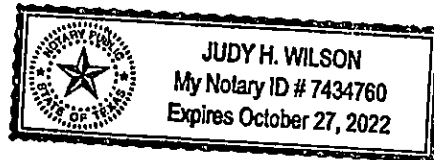
THE STATE OF TEXAS §

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)

[Signature]  
Notary Public Signature



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

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2019057527

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



[Signature]  
Nancy E. Rister, County Clerk  
Williamson County, Texas