



Upon Recording Return To:

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SONTERRA WEST
FIRST SUPPLEMENT TO COMMUNITY MANUAL

SONWEST CO., a Texas corporation ("**Declarant**"), has certain rights regarding the "Property" as further described in that certain Sonterra West Master Covenant, recorded as Document No. 2013035848 in the Official Public Records of Williamson County, Texas, as amended (the "**Covenant**"). Pursuant to *Article 1* of the Covenant, the Community Manual may be amended by Declarant during the Development Period. The Development Period, as defined in the Covenant, is the period of time beginning on the date when the Covenant is Recorded, and ending seventy-five years thereafter. The Covenant was recorded on April 22, 2013, and the Development Period is therefore in effect. This First Supplement to the Community Manual is made and executed by Declarant.

SIGNED to be EFFECTIVE on December 17th 2020.

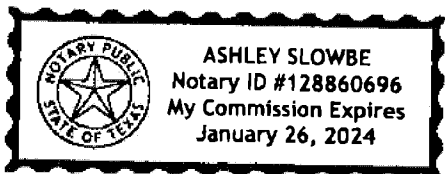
DECLARANT:

SONWEST CO., a Texas corporation

By: [Signature]
Printed Name: Andrew Bilger
Title: VP

THE STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on December 17th 2020, by Andy Bilger VP of SONWEST CO., a Texas corporation, on behalf of said corporation.



[Signature]

SONTERRA WEST
FIREWORKS POLICY

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FIREWORKS POLICY

**SONTERRA WEST HOMEOWNERS'
ASSOCIATION, INC.**

FIREWORKS POLICY

SONTERRA WEST FIREWORKS POLICY

I. Background

Sonterra West is a master-planned community in Williamson County, Texas established pursuant to that certain Sonterra West Master Covenant recorded under Document No. 2013035848 of the Official Public Records of Williamson County, Texas, and any amendments or supplements thereto (the "**Covenant**"). Sonterra West is subject to the jurisdiction of the Sonterra West Homeowners' Association, Inc., a Texas nonprofit corporation (the "**Association**"), which administers the terms, conditions, covenants and restrictions of the Covenant 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 Covenant and the Sonterra West Community Manual, recorded under Document No. 2013042330 of the Official Public Records of Williamson County, Texas (the "**Community Manual**"), provide rules and regulations for the Owners of Lots or Units within the community. This Fireworks Policy (the "**Policy**") contains additional rules and regulations adopted by the Declarant and is to be enforced by the Association to regulate the use of fireworks.

The Covenant, 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 Covenant.

NOW THEREFORE, the Board hereby adopts this Fireworks Policy:

1. **Fireworks Unauthorized:** All fireworks are prohibited within the Sonterra West community, 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) No warnings or courtesy letters will be given. This is a "zero tolerance" Fireworks Policy and considered a health, safety, and security issue pursuant to Section 209.006(h)(1) of the Texas Property Code.
- (b) Owners or residents using fireworks may be immediately levied a fine of 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 Lot or Unit, and may result in legal action against the Owner.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2020160812

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12/17/2020 12:14 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas