



WINSTEAD
ATTORNEYS

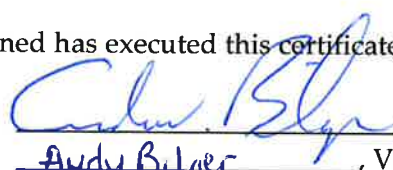
Upon Recording Return To:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701

SONTERRA WEST
FIRST SUPPLEMENT TO COMMUNITY MANUAL

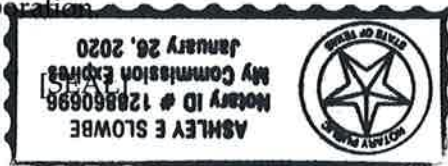
The undersigned hereby certifies that he/she is the duly elected, qualified and acting President of the Sonterra West Homeowners' Association, a Texas nonprofit corporation (the "**Association**"), and that this is a true and correct copy of the current First Supplement to Community Manual of the Association adopted and approved by the Board of Directors of the Association, pursuant to a duly called special meeting of the Board of Directors of the Association on 1-27, 2016.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 27th day of January 2016.


Andy Bilger, Vice President

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on 27th day of January 2016, by Andy Bilger the Vice President of Sonterra West HOA the Sonterra West Homeowners' Association, a Texas nonprofit corporation, on behalf of said corporation.




Notary Public Signature

Cross-reference to Sonterra West Master Covenant recorded under Document No. 2013035848 of the Official Public Records of Williamson County, Texas, as amended, and that certain Sonterra West Community Manual recorded under Document No. 2013042330, Official Public Records of Williamson County, Texas, as supplemented.

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.

ATTACHMENT 6

FIREWORKS POLICY

PLEASE NOTE THAT THE POLICIES AND PROCEDURES CONTAINED HEREIN DO NOT CONSTITUTE THE ENTIRE SET OF RESTRICTIONS, RULES OR POLICIES FOR SONTERRA WEST.

**SONTERRA WEST HOMEOWNERS'
ASSOCIATION**

FIREWORKS POLICY

**For Owners within
SONTERRA WEST**

SONTERRA WEST **FIREWORKS POLICY**

I. Background

Sonterra West is a residential 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 governed the Sonterra West Homeowners' Association, 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 certain lot and safety guidelines requiring an Owner to maintain the Owner's lot and follow the safety guidelines regarding fireworks. This Fireworks Policy (the "**Policy**") contains additional conditions adopted by the Board to regulate fireworks displays in particular, and its potential effect on the Owner's lot and the Sonterra West community.

The Covenant, any Supplemental Covenants, 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.

II. Fireworks Policy

1. There may be up to two (2) designated areas within Sonterra West where fireworks will be permitted, if allowed within Williamson County. Any area(s) so designated will be identified two (2) weeks prior the Fourth of July and New Year's Eve.
 - (a) Fireworks will be permitted on July 4th, until 11:00 p.m. and on December 31st from 6:00 p.m. to 12:30 a.m. on January 1st of each year.
 - (b) Fireworks will only be permitted in the designated areas.
2. The Association may hire off-duty police officers during the Fourth of July and New Year's holidays to enforce compliance.
3. Any person may call phone number 512-746-5014 to immediately report noncomplying individuals.

4. 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 policy and considered a health, safety, and security issue pursuant to Section 209.006(h)(1).

(b) Homeowners or Tenants caught using fireworks outside of the designated locations or times will levied an immediate \$500 fine for each occurrence.

(c) The fine, until paid, may be the subject of a lien against the property, and may result in legal action against the Homeowner.

(2)

Sphere Realty
304 Sonterra Blvd
Suite 100
Jarrell, Tx 76537

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016007237



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
January 27, 2016 02:53 PM
FEE: \$41.00 TKIRK