

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SONTERRA PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the Manager of Sonterra Property Management Company, Inc., the property manager for Sonterra Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Sonterra
2. Name of Association: Sonterra Property Owners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

| Subdivision Name / Unit Number | Volume | Page |
|---|---------------|-------------|
| K.C.G. Subdivision (aka The Breezes of Sonterra) | 9535 | 71 |
| The Enclave at Sonterra | 9528 | 74 |
| The Estates at Sonterra Unit 1 | 9513 | 210-211 |
| Fairways of Sonterra Unit 1 P.U.D. | 9514 | 87-89 |
| The Fairways at Sonterra Unit 2 | 9534 | 136 |
| The Fairways at Sonterra Unit 2-Amending Plat Of Lots 145 & 146, Block 1 | 9537 | 121 |
| The Fairways at Sonterra Unit 3 | 9539 | 146 |
| The Gardens at Sonterra | 9508 | 217-218 |
| The Greensview at Sonterra Subdivision Unit 7 | 9512 | 149-150 |
| Replat – The Greensview at Sonterra Subdivision Unit 7A | 9524 | 27 |
| The Highlands at Sonterra Subdivision Unit 3 | 9512 | 207-208 |
| The Highlands at Sonterra Subdivision Unit 3 – REPLAT of Lot 65, Block 5, N.C.B. 19223 | 9549 | 86 |
| Cobblestone P.U.D. (aka La Ciera) | 9533 | 72-73 |
| The Meadows at Sonterra | 9530 | 224-225 |
| The Midlands at Sonterra Unit 5 | 9514 | 216-218 |
| The Oaks at Sonterra P.U.D. Unit 1 | 9524 | 221 |
| The Oaks at Sonterra PUD – Unit 2 (aka Crescent Sonterra) | 9531 | 212-216 |
| The Oaks at Sonterra Unit-3A, PUD | 9539 | 66-68 |
| Replat – The Oaks at Sonterra Unit 3A-1 | 9539 | 173 |
| The Oaks at Sonterra Unit 3B | 9548 | 186-188 |
| Amended Plat – The Oaks at Sonterra Unit 3B | 9551 | 90-93 |
| The Oaks at Sonterra Unit 4A | 9560 | 12-13 |
| The Oaks at Sonterra Unit 4B | 9556 | 182-183 |
| The Oaks at Sonterra Unit 5 (aka The Hills) | 9532 | 165 |

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| The Oaks at Sonterra Unit 6 | 9538 | 87 |
| The Oaks at Sonterra Unit 7 | 9550 | 12-13 |
| The Oaks at Sonterra Recreation Center, P.U.D. | 9536 | 58 |
| Vistas of Sonterra Subdivision P.U.D. | 9553 | 117-118 |
| Waters of Sonterra Subdivision | 9535 | 143 |
| The Woods at Sonterra Subdivision Unit 4 | 9512 | 151-154 |
| The Woods at Sonterra, Unit 4-A | 9528 | 73 |
| Sonterra Crossing Subdivision | 9538 | 217 |
| The Bluffs Subdivision (aka Stone Manor at Sonterra) | 9545 | 140 |
| Sonterra Villas Townhome Condominiums | 9541 | 193 |

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

| Covenants, Conditions, and Restrictions | Document Number | Volume | Page |
|--|------------------------|---------------|-------------|
| Sonterra Property Owners Association Declaration of Covenants | 968831 | 3418 | 1980 |
| First Amendment to Sonterra Property Owners Association, Inc. Declaration of Covenants | 94-0101468 | 6094 | 768 |
| Second Amendment to Sonterra Property Owners Association Declaration of Covenants | 95-0187354 | 6617 | 1042 |
| Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Third Amendment and First Supplement to Sonterra Property Owners Association Declaration of Covenants | 20170080311 | 18484 | 2192 |
| Supplemental Declarations | | | |
| The Breezes of Sonterra Amended and Restated Declaration of Restrictive Covenants for The Breezes of Sonterra A Planned Unit Development (Superseding and Replacing Prior Covenants) | 98-0143534 | 7592 | 1457 |
| The Enclave at Sonterra Declaration of Restrictions for Sonterra The Enclave at Sonterra | 94-0052457 | 6008 | 935 |
| First Amendment to Declaration of Restrictions for The Enclave at Sonterra | 20180221319 | | |
| The Estates at Sonterra Declaration of Restrictions for The Estates at Sonterra | 1802967 | 4642 | 227 |
| The Fairways at Sonterra Declaration of Restrictive Covenants (Unit 1) | 1244372 | 3828 | 1710 |
| The Fairways at Sonterra Declaration of Restrictive Covenants (Unit 2) | 96-0081392 | 6772 | 17 |
| The Fairways at Sonterra Declaration of Restrictive Covenants (Unit 3) | 98-0034188 | 7372 | 220 |
| Gardens at Sonterra Declaration of Restrictions for Sonterra | 927929 | 3359 | 820 |

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|--|--------------|-------|------|
| Gardens at Sonterra | | | |
| Greensview at Sonterra Declaration of Restrictions for Sonterra Greensview at Sonterra | 1127195 | 3652 | 1949 |
| Greensview at Sonterra Supplement to Declaration of Restrictions Greensview at Sonterra | 2183320 | 5222 | 850 |
| The Highlands at Sonterra Declaration of Restrictions for Sonterra Highlands at Sonterra | 1127197 | 3652 | 1965 |
| Cobblestone P.U.D. (aka La Cierra) Declaration of Covenants, Conditions and Restrictions for La Cierra | 95-0187353 | 6617 | 1031 |
| The Meadows of Sonterra Declaration of Restrictions for The Meadows of Sonterra | 95-0056425 | 6395 | 1500 |
| The Midlands at Sonterra Declaration of Restrictions for Sonterra Midlands at Sonterra [Unit 5] | 1482944 | 4159 | 776 |
| The Oaks at Sonterra Unit 1 Correction Declaration of Restrictions | 2276214 | 5374 | 2016 |
| The Oaks at Sonterra Unit 2 (aka Crescent Sonterra) Crescent Sonterra Property Owners Association Declaration of Covenants | 95-0149063 | 6551 | 899 |
| The Oaks at Sonterra Unit 3A Crescent Sonterra Property Owners Association Declaration of Covenants | 95-0149063 | 6551 | 899 |
| The Oaks at Sonterra Unit 3B Crescent Sonterra Property Owners Association Declaration of Covenants | 95-0149063 | 6551 | 899 |
| The Oaks at Sonterra Unit 4A Crescent Sonterra Property Owners Association Declaration of Covenants | 95-0149063 | 6551 | 899 |
| The Oaks at Sonterra Unit 4B Crescent Sonterra Property Owners Association Declaration of Covenants | 95-0149063 | 6551 | 899 |
| The Oaks at Sonterra Unit 5 (aka The Hills) Declaration of Covenants, Conditions and Restrictions for The Oaks at Sonterra Subdivision, Unit 5 Bexar County, Texas | 95-0147886 | 6548 | 1896 |
| The Oaks at Sonterra Unit 6 Notice of Annexation Regarding The Oaks at Sonterra Subdivision Bexar County, Texas [annexed to The Oaks at Sonterra Unit 5 (aka The Hills)] | 97-0144779 | 7228 | 725 |
| The Oaks at Sonterra Unit 7 Notice of Annexation Regarding The Oaks at Sonterra Subdivision Bexar County, Texas [annexed to The Oaks at Sonterra Unit 5 (aka The Hills)] | 2001-0068336 | 8846 | 697 |
| The Vistas of Sonterra Subdivision PUD | 20040174716 | 10890 | 767 |

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| Declaration of Covenants, Conditions and Restrictions | | | |
| The Waters of Sonterra Subdivision First Amended Declaration of Covenants, Conditions and Restrictions for the Waters of Sonterra Subdivision | 20010119331 | 8969 | 357 |
| The Woods at Sonterra Declaration of Covenants, Conditions and Restrictions for Sonterra Woods at Sonterra Subdivision | 1127196 | 3652 | 1957 |
| The Woods at Sonterra, Unit 4-A Declaration of Covenants, Conditions and Restrictions for Sonterra The Woods at Sonterra, Unit-4A | 94-0052456 | 6008 | 916 |
| The Woods at Sonterra, Unit 4-A First Amendment to Declaration of Restrictions for Sonterra The Woods at Sonterra, Unit-4A | 95-0013067 | 6324 | 1965 |
| Sonterra Villas Townhome Condominiums Declaration of Sonterra Villas Townhome Condominiums, a Condominium | 99-0076664 | 7935 | 816 |
| Articles and Bylaws | Document Number | Volume | Page |
| Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: (1) Articles of Incorporation of Sonterra Property Owners Association, Inc.; and (2) By-Laws of Sonterra Property Owners Association, Inc. [dated April 20, 1999] | 20030065955 | 9892 | 660 |
| Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: First Amended Bylaws of Sonterra Property Owners Association, Inc. | 20170080314 | 18484 | 2225 |
| Policies, Rules, Resolutions, and Guidelines | Document Number | Volume | Page |
| Resolution of the Board of Directors of the Sonterra Property Owners Association, Inc., Granting the Revocable Right to the Use of Golf Carts on the Private Streets and Cart Paths of Certain Subdivisions within Sonterra | 96-0182742 | 6948 | 780 |
| Vehicle Policy | 20030112401 | 10001 | 924 |
| Sonterra Property Owners Association, Inc. Rules and Penalties Relating to Gate Entry for Construction Activities | 20050076404 | 11327 | 669 |
| Addendum to First Amended Resolution of the Board of Directors of the Sonterra Property Owners Association, Inc., Granting the Revocable Right to the Use of Golf Carts on the Private Streets and Cart Paths of Certain Subdivisions within Sonterra | 20070156647 | 12975 | 1269 |
| Sonterra Property Owners Association, Inc. Policy Relating to Garage Sales | 20040271871 | 11100 | 742 |
| Sonterra Property Owners Association, Inc. | 20070216724 | 13110 | 1781 |

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|---|-------------|-------|------|
| Policy Relating to Garage Sales and Other Household Sales Revised | | | |
| Sonterra Property Owners Association, Inc. General Rules and Penalties for Violations | 20040043680 | 10596 | 1778 |
| Sonterra Property Owners Association, Inc. Policy Related to Delinquencies | 20050281075 | 11802 | 974 |
| Sonterra Property Owners Association Policy Relating to Playscapes | 20050097697 | 11375 | 269 |
| Sonterra Property Owners Association, Inc. Policy Relating to Flag Poles | 20050097698 | 11375 | 271 |
| Sonterra Property Owners Association, Inc. Policy Related to Entry Gate Systems | 20060097309 | 12087 | 760 |
| Policy Rated to Large Social Functions | 20070058658 | 12745 | 276 |
| Sonterra Property Owners Association, Inc. Policy Relating to Maintenance of Walls and Fences | 20090050560 | 13907 | 222 |
| Sonterra Property Owners Association Roofing Materials Policy | 20110232059 | 15288 | 1372 |
| Sonterra Property Owners Association, Inc. Flag Display Policy | 20110232060 | 15288 | 1374 |
| Sonterra Property Owners Association, Inc. Records Production and Copying Policy | 20110232062 | 15288 | 1379 |
| Sonterra Property Owners Association Solar Energy Device Policy | 20110232063 | 15288 | 1385 |
| Sonterra Property Owners Association Records Retention and Destruction Policy | 20110232064 | 15288 | 1389 |
| Sonterra Property Owners Association, Inc. Policy for Local Point of Contact | 20130043714 | 15978 | 2171 |
| Sonterra Property Owners Association Rain Recovery Systems Policy | 20130229696 | 16421 | 2047 |
| Amended and Restated Policy Relating to Architectural Review Committee Compliance Agreement | 20150060434 | 17175 | 135 |
| Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Sonterra Property Owners Association, Inc. Resolution Adopting Radio Frequency Identification Tag Policy and Collection and Payment Plan Policy | 20180167453 | | |
| Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Sonterra Property Owners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Association Contracts and Solicitation of Bids Policy; and Swimming Pool Enclosures Policy | 20210304628 | | |
| Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Sonterra Property Owners Association, Inc. Resolution Adopting Xeriscape Design Policy | 20220199412 | | |

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee: \$270.00
Transfer Fees Due at Time of Closing: \$230.00
Other Fees: \$50.00 Refinance Paperwork

6. Mailing Address for the Association:

Sonterra Property Owners Association, Inc.
19210 Huebner Road, Suite 100
San Antonio, Texas 78258

7. Association Management or Representative and Contact Information:

Sonterra Property Management Company, Inc.
19210 Huebner Road, Suite 100
San Antonio, Texas 78258
210-490-9481 Phone
210-490-1391 Fax
MHolbrook@mgmtco.com

8. Association Website:
www.sonterrapoa.com

Executed on this 25th day of August, 2022.

SONTERRA PROPERTY OWNERS ASSOCIATION,
INC.

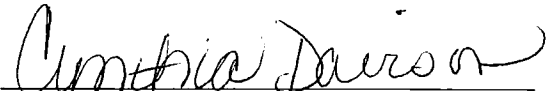
By:



MATT HOLBROOK, Director of
Management Services of Sonterra
Property Management Company, Inc.,
Managing Agent

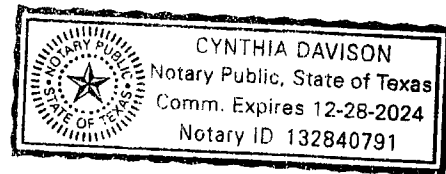
STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 25th day of August, 2022, personally appeared MATT HOLBROOK, Director of Management Services of Sonterra Property Management Company, Inc., the property manager of SONTERRA PROPERTY OWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020



File Information

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/1/2022 3:31 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk