

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

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the Manager of The Management Company of Stone Oak, LLC, 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
The 7th at Sonterra Subdivision	9513	150
Amending Plat – The 7th at Sonterra Subdivision	9523	35
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 Cierra)	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
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	98-0034188	7372	220

Declaration of Restrictive Covenants (Unit 3)			
Gardens at Sonterra Declaration of Restrictions for Sonterra Gardens at Sonterra	927929	3359	820
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 Ciera) Declaration of Covenants, Conditions and Restrictions for La Ciera	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	2001-0068336	8846	697

Notice of Annexation Regarding The Oaks at Sonterra Subdivision Bexar County, Texas [annexed to The Oaks at Sonterra Unit 5 (aka The Hills)]			
The Vistas of Sonterra Subdivision PUD Declaration of Covenants, Conditions and Restrictions	20040174716	10890	767
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. Policy Relating to Garage Sales and Other Household Sales Revised	20070216724	13110	1781
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 Related 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.	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		

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
rjansure@mgmtco.com

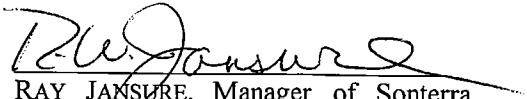
8. Association Website:
www.sonterrapoa.com

[Signature page follows]

Executed on this 30th day of November, 2021.

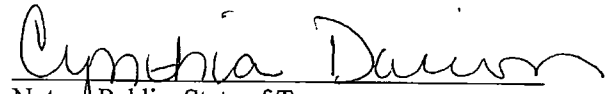
SONTERRA PROPERTY OWNERS ASSOCIATION,
INC.

By:

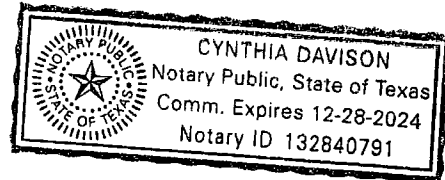

RAY JANSURE, Manager of Sonterra
Property Management Company, Inc.,
Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 30th day of November, 2021, personally appeared RAY JANSURE, Manager 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

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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: 12/1/2021 7:51 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk