

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SONTERRA WEST HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an officer of Sonterra West Homeowners' Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain First Amended and Restated Management Certificate of Sonterra West Homeowners' Association, Inc., recorded as Document No. 2024088436, in the Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Sonterra West.
2. The name of the association: Sonterra West Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to the Sonterra West Master Covenant, recorded as Document No. 2013035848, as amended from time to time, in the Official Public Records of Williamson County, Texas.
4. The recording data for the Declaration and any amendments: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association:

Sonterra West Homeowners' Association, Inc.
c/o Louie Management, LLC
4500 Williams Drive, Suite 212-101
Georgetown, TX 78633
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Sonterra West Homeowners' Association, Inc.
Attn.: c/o Louie Management, LLC
Mailing Address: 4500 Williams Drive, Suite 212-101
Georgetown, TX 78633
Telephone Number: (512) 746-5014
Email Address: manager@sonterrahoa.org
7. The website address of any Internet website on which the association's dedicatory instruments are available: <https://sonterrahoa.org>.

8. The amount and descriptions of any fees charged by the association relating to a property transfer in the subdivision:

Resale Certificate – \$350.00

Transfer Fee – \$250.00

Working Capital Assessment – \$300.00

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

ASSOCIATION:

**SONTERRA WEST HOMEOWNERS' ASSOCIATION,
INC.,** a Texas nonprofit corporation

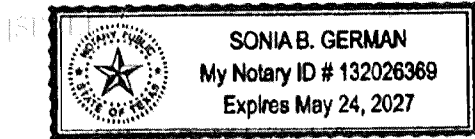
By: 


Printed Name: Thomas Slowbe

Title: MANAGER

STATE OF TEXAS §
 §
COUNTY OF Williams §

This instrument was acknowledged before me this 26th day of November, 2024 by
Thomas Slowbe, Manager of Sonterra West Homeowners' Association, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Secretary's Certificate [Articles of Incorporation & Alternate Payment Schedule and Payment Plan Policy], recorded as Document No. 2011088681, Official Public Records of Williamson County, Texas.
2. Sonterra West Master Covenant, recorded as Document No. 2013035848, Official Public Records of Williamson County, Texas.
3. First Amendment and Supplement to Sonterra West Master Covenant, recorded as Document No. 2017035333, Official Public Records of Williamson County, Texas.
4. Development Area Declaration of Covenants, Conditions and Restrictions, Sonterra West, recorded as Document No. 2013036650, Official Public Records of Williamson County, Texas.
5. Sonterra West Community Manual, recorded as Document No. 20130442330, Official Public Records of Williamson County, Texas.
6. Sonterra West First Supplement to the Community Manual [Fireworks Policy], recorded as Document No. 2016007237, Official Public Records of Williamson County, Texas.
7. Sonterra West First Supplement to the Community Manual [Fireworks Policy], recorded as Document No. 2020160812, Official Public Records of Williamson County, Texas.
8. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section III Phase 2], recorded as Document No. 2013084197, Official Public Records of Williamson County, Texas.
9. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8E], recorded as Document No. 2013084198, Official Public Records of Williamson County, Texas.
10. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8F], recorded as Document No. 2013112383, Official Public Records of Williamson County, Texas.
11. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8H], recorded as Document No. 2014038018, Official Public Records of Williamson County, Texas.
12. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 3 Phase 3A], recorded as Document No. 2014040087, Official Public Records of Williamson County, Texas.
13. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 3 Phase 3], recorded as Document No. 2014040088, Official Public Records of Williamson County, Texas.

14. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 3 Phases 4&5], recorded as Document No. 2014063037, Official Public Records of Williamson County, Texas.
15. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8I Phase 1], recorded as Document No. 2014101301, Official Public Records of Williamson County, Texas.
16. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8I Phase 2], recorded as Document No. 2015034696, Official Public Records of Williamson County, Texas.
17. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8I Phase 1], recorded as Document No. 2015077656, Official Public Records of Williamson County, Texas.
18. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 7 Phase 2A], recorded as Document No. 2016000754, Official Public Records of Williamson County, Texas.
19. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Section 8I Phase 2], recorded as Document No. 2016004486, Official Public Records of Williamson County, Texas.
20. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 8I Phase 3], recorded as Document No. 2016033218, Official Public Records of Williamson County, Texas.
21. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 7 Phase 2A-1], recorded as Document No. 2016048131, Official Public Records of Williamson County, Texas.
22. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 8I Phase 4], recorded as Document No. 2016068944, Official Public Records of Williamson County, Texas.
23. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 7 Phase 3], recorded as Document No. 2017008607, Official Public Records of Williamson County, Texas.
24. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 8-K], recorded as Document No. 2017028085, Official Public Records of Williamson County, Texas.
25. Sonterra West Amended and Restated and Development Area Declaration, recorded as Document No. 2017035303, Official Public Records of Williamson County, Texas.

26. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 7 Phase 4], recorded as Document No. 2017110669, Official Public Records of Williamson County, Texas.
27. Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 7 Phase 4 (correction)], recorded as Document No. 2017112005, Official Public Records of Williamson County, Texas.
28. Amended and Restated Notice of Applicability of Sonterra West Master Covenant and Development Area Declaration [Sonterra West Section 12C], recorded as Document No. 2018060515, Official Public Records of Williamson County, Texas.
29. Notice of Addition of Land and Notice of Applicability of Master Covenant and Development Area Declaration [Sonterra West Section 12, Phase 1], recorded as Document No. 2019016164, Official Public Records of Williamson County, Texas.
30. Notice of Addition of Land and Notice of Applicability of Master Covenant and Development Area Declaration [Sonterra West Section 12, Phase 1], recorded as Document No. 2019016715, Official Public Records of Williamson County, Texas.
31. Notice of Additional Land and Notice of Applicability of Master Covenant and Development Area Declaration [Sonterra West Section 12, Phase 2, Sonterra West Phase VI, and Sonterra West Section 7-A Phase 1 Amended], recorded as Document No. 2019032397, Official Public Records of Williamson County, Texas.
32. Notice of Additional Land and Notice of Applicability of Master Covenant and Development Area Declaration (Sonterra West Section 12, Phase 2), recorded as Document No. 2019059904, Official Public Records of Williamson County, Texas.
33. Sonterra West Notice of Applicability of Master Covenant and Development Area Declaration [Bailey Park Phase I], recorded as Document No. 2019120407, Official Public Records of Williamson County, Texas.
34. Sonterra West Notice of Applicability of Master Covenant and Development Area Declaration [Bailey Park Phase I], recorded as Document No. 2019121263, Official Public Records of Williamson County, Texas.
35. Sonterra West Notice of Applicability of Master Covenant and Development Area Declaration [Bailey Park Phase IV], recorded as Document No. 2020016757, Official Public Records of Williamson County, Texas.
36. Notice of Applicability of Master Covenant and Development Area Declaration [Sonterra Section 13], recorded as Document No. 2020071617, Official Public Records of Williamson County, Texas.
37. Sonterra West Notice of Applicability of Master Covenant and Development Area Declaration [Bailey Park Phase II], recorded as Document No. 2020078019, Official Public Records of Williamson County, Texas.

38. Sonterra West Notice of Applicability of Master Covenant and Development Area Declaration [Bailey Park Phase III], recorded as Document No. 2020091475, Official Public Records of Williamson County, Texas.
39. Sonterra West First Amendment to Amended and Restated and Development Area Declaration, recorded as Document No. 2021044359, Official Public Records of Williamson County, Texas.
40. Cool Water Development Area Declaration [Residential], recorded as Document No. 2021044360, Official Public Records of Williamson County, Texas.
41. Sonterra West Notice of Addition of Land to Sonterra West Master Covenant, recorded as Document No. 2021058606, Official Public Records of Williamson County, Texas.
42. Cool Water Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2021058802, Official Public Records of Williamson County, Texas.
43. Sonterra West Notice of Applicability [Residential] [Cool Water Phase 1], recorded as Document No. 2021059087, Official Public Records of Williamson County, Texas.
44. Notice of Applicability of Master Covenant and Development Area Declaration [Eastwood Section 3], recorded as Document No. 2021089549, Official Public Records of Williamson County, Texas.
45. Notice of Applicability of Master Covenant and Development Area Declaration [Eastwood Section 1 and Eastwood Section 2], recorded as Document No. 2021112794, Official Public Records of Williamson County, Texas.
46. Notice of Applicability of Master Covenant and Development Area Declaration [Rio Lobo Phase 1], recorded as Document No. 2021125336, Official Public Records of Williamson County, Texas.
47. Notice of Applicability of Master Covenant and Development Area Declaration [Rio Lobo Phase 2], recorded as Document No. 2021173662, Official Public Records of Williamson County, Texas.
48. Notice of Applicability of Master Covenant and Development Area Declaration [Proposed Eastwood Sections 4-6], recorded as Document No. 2021177424, Official Public Records of Williamson County, Texas.
49. Notice of Applicability of Master Covenant and Development Area Declaration [Proposed Cool Water Phase 4], recorded as Document No. 2021180887, Official Public Records of Williamson County, Texas.
50. Notice of Applicability of Master Covenant and Development Area Declaration [Cool Water Phase 2], recorded as Document No. 2021186615, Official Public Records of Williamson County, Texas.
51. Notice of Applicability of Master Covenant and Development Area Declaration [Proposed Eastwood Phase 4, Sections 9&10], recorded as Document No. 2021193118, Official Public Records of Williamson County, Texas.
52. Notice of Addition of Land to Sonterra West Master Covenant, recorded as Document No. 2021193835, Official Public Records of Williamson County, Texas.

53. Notice of Additional Land and Notice of Applicability of Master Covenant and Development Area Declaration [Proposed Cool Water Phase 3, Sections 1-3], recorded as Document No. 2021194117, Official Public Records of Williamson County, Texas.
54. Notice of Addition of Land to Sonterra West Master Covenant, recorded as Document No. 2024009779, Official Public Records of Williamson County, Texas.
55. Notice of Applicability of Master Covenant and Development Area Declaration [Proposed Cool Water Phase 5], recorded as Document No. 2024009780, Official Public Records of Williamson County, Texas.
56. Sonterra West Adoption of Working Capital Assessment, recorded as Document No. 2013042443, Official Public Records of Williamson County, Texas.
57. Declarant Removal and Appointment of Director Sonterra West Homeowners' Association, Inc., recorded as Document No. 2017035316, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024094789

Pages: 9 Fee: \$53.00

11/27/2024 09:11 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas