ELECTRONICALLY RECORDED 2022048534
Williamson County, Texas Total Pages: 5

MANAGEMENT CERTIFICATE
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:

1. The name of the subdivision: Sonterra West

2. The name of the Association: Sonterra West Homeowners' Association, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision: See **Exhibit A.**

4. The name and mailing address of the Association: See below.

5. The name, mailing address, telephone number, and email address of the manager of the Association:

   Sonterra West Homeowners' Association, Inc.
   c/o Louie Management, LLC
   4500 Williams Drive, Suite 212-101
   Georgetown, TX 78633
   Ph: 512-746-5014
   manager@sonterrahoa.org

6. Website for Dedicatory Instruments: Sonterrahoa.org

7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

   a. Resale Certificate: $200.00

   b. Transfer Fee: $200.00

   c. Working Capital: $250

[ACKNOWLEDGEMENT PAGE FOLLOWS]

SONTERRA WEST HOMEOWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____
Name: Andrew Bilger
Title: VP

MEGAN MECHELLE BERNSTEIN
Notary Public, State of Texas
Comm. Expires 04-28-2024
Notary ID 132455911

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on 4 day of April, 2022, by Andy Bilger, the President of Sonterra West Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Alex S. Valdes, Esq.
Winstead, PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: avaldes@winstead.com

Exhibit A

GOVERNANCE DOCUMENTS

1. Sonterra West Master Covenant, recorded as Document No. 2013035848, Official Public Records of Williamson County, Texas.

2. First Amendment and Supplement to Sonterra West Master Covenant, recorded as Document No. 2017035333, Official Public Records of Williamson County, Texas.

3. Development Area Declaration for Sonterra West, recorded as Document No. 2013036650, Official Public Records of Williamson County, Texas.

4. Amended and Restated Development Area Declaration, recorded as Document No. 2017035303, Official Public Records of Williamson County, Texas

5. Sonterra West Community Manual, recorded as Document No. 2013042330, Official Public Records of Williamson County, Texas.

6. Sonterra West First Supplement to the Community Manual, recorded as Document No. 2016007237, Official Public Records of Williamson County, Texas.

7. Sonterra West First Amendment to Community Manual, recorded as Document No. 2020160812, Official Public Records of Williamson County, Texas.

8. Sonterra West Adoption of Working Capital Assessment, recorded as Document No. 2013042443, Official Public Records of Williamson County, Texas.

9. Sonterra West Commercial Subdivision Adoption of Working Capital Assessment, recorded as Document No. 2013042493, Official Public Records of Williamson County, Texas.

10. Sonterra West Consent of Property Owner – Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sonterra Commercial Subdivision, recorded as Document No. 2013042620, Official Public Records of Williamson County, Texas.

11. Sonterra West Notice to Purchasers, recorded as Document No. 2013042841, Official Public Records of Williamson County, Texas.

12. Sonterra West – Amended and Restated Development Area Declaration, recorded as Document No. 2017035303, Official Public Records of Williamson County, Texas.

13. Sonterra West Notice to Service Area Designation [Sandstone Access Easement], recorded as Document No. 2019018916, Official Public Records of Williamson County, Texas.

14. Cool Water Development Area Declaration, recorded as Document No. 2021044360, Official Public Records of Williamson County, Texas.

15. Amended and Restated Cool Water Development Area Declaration, recorded as Document No. 2021058802, Official Public Records of Williamson County, Texas.

16. Notice of Addition of Land, recorded as Document No. 2021058606, Official Public Records of Williamson County, Texas.

17. 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.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022048534

Pages: 5 Fee: $42.00
04/19/2022 10:15 AM
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Nancy E. Rister, County Clerk
Williamson County,Texas