

## Top 15 Facts (Rev.10/19/25)

Welcome to The Seventh at Sonterra, a unique, luxury Townhome community!

We've put together a list of important facts for all owners and prospective owners to know:

- 1) Gated community with 52 townhomes. The private road is maintained by the HOA.
- 2) Leasing/rental of a townhome for less than 90 days is strictly prohibited. (Reference October 2020 2<sup>nd</sup> Amendment passed by at least 2/3rds of owners at [www.theseventhatsonterra.com](http://www.theseventhatsonterra.com))
- 3) It is the **responsibility of each owner to communicate all rules, policies and regulations to anyone leasing their townhome. The owner is ultimately liable for any fines levied to their account resulting from failure to comply with all Association governing documents.**
- 4) The Association maintains all landscaping **in front** of each townhome gate. Owner is **responsible for proper watering of their lawn.** The HOA maintains the irrigation system in front of the gate, the backflow prevention device (if installed) and required annual inspections. The irrigation controller located in each garage is owner responsibility.
- 5) Enjoy **convenient access to the Club at Sonterra** via direct golf cart access **for club members** and club employees! Golf gate remotes can be obtained at Golf Club.
- 6) Fully furnished clubhouse with kitchen is available, at no extra charge, for owner use to host family celebrations and get-togethers.
- 7) Private pool and covered pavilion are available in the center of the community for owners and their families to enjoy!
- 8) Conveniently located north of 1604 with easy access to 1604 via Blanco Rd.
- 9) **Each owner is responsible for insuring their entire townhome (roof, exterior walls, interior, etc.).**
- 10) Pet policy limits each townhome to a **maximum of two pets.** Policy is strictly enforced.
- 11) **Parking is not allowed in the street or cul-de-sac. Vehicles cannot be parked sideways on driveways or sidewalks.** Trailer hitches can't extend past driveway. Trailers cannot be parked overnight on the property. Violations will result in fines and/or towing.
- 12) On trash collection days only, trash bins are permitted to be **visible only from the hours of 6 p.m. the night prior to collection and 8 p.m. the day of collection.**
- 13) **Owners are responsible for ALL exterior maintenance** of their townhomes including, roofing, stucco, guttering, trim, windows, garage doors, gate, etc.
- 14) Owners are responsible for trash service payments (Approx. \$101 per quarter).
- 15) **Monthly** HOA assessments are **\$305** per townhome and due the first of every month. **Annual** assessments to Stone Oak POA are **\$116**.

\*Please contact Trio HOA Management at 888-874-1978 or [contact@triohoa.com](mailto:contact@triohoa.com) with questions!

*\*This good faith selective summary is not a complete representation of all covenants, conditions & restrictions (CCRs) governing the Seventh at Sonterra Homeowners Inc. It is the responsibility of each owner, or prospective*

*owner, to read and understand all of the governing documents of the Seventh at Sonterra Homeowners Association Inc. The filed documents are the final authority for any inconsistencies arising from this document. All assessments and fees referenced are subject to change with proper notice.*