

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**SADDLEBROOK FARMS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                §

County of Bexar            §

1.     Name of Subdivision:    Saddlebrook Farms
2.     Subdivision Location:    San Antonio, Texas
3.     Name of Homeowners Association: Saddlebrook Farms Homeowners Association, Inc.
4.     Recording Data for Association: Plats filed at Bexar County:  
   Document # 93179, Volume 9547, pgs. 147-148  
   Document # 29147, Volume 9550, pg. 68
5.     Recording Data for Declaration and any amendments:  
         Unit 1: Declaration of Covenants, Conditions and Restrictions Filed under Doc# 2000-0175422,  
         Vol. 8604, Pg.113

Declaration of Use Restrictions filed under Document # 2000-0175421, Vol. 8604, pg. 1100.

Unit 2: Certificate of Annexation filed under Document # 2001-0045936, Vol. 8793, pg 1729.

Declaration of Use Restrictions filed under Document # 2001-0045935, Vol. 8793, pg. 1715.

6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Bylaws are filed with the Management Certificate Filed under Document #20050096752, Vol. 11372, pg. 2368.

Articles of Incorporation: The Articles are filed with the Secretary of State of Texas and Under Document #20050096752, Vol. 11372, pg. 2368.

Resolutions/Policies: All policies are filed under Book 15240, pg. 1036

Administrative Resolution No. 2005001

Collection Policy signed 2/7/2005

Administrative Resolution No. 2005002

Violation Policy signed 2/7/2005

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Membership Voting Policy

Email Registration Policy

Collection Policy

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays.

The Listed Resolutions are filed under Document No.20130216191.

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Guidelines for Drought Resistant Landscaping and Natural Turf

Conflict of Interest Policy

Guidelines for Flag Display

Religious Items Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Guidelines

Application of Payments Policy

Saddlebrook Farms Homeowners Association, Inc. Billing Policy and Payment Plan guidelines dated 6/22/2017 are filed under Document No. 20170123327.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Saddlebrook Farms Homeowners Association, Inc.


By:   
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

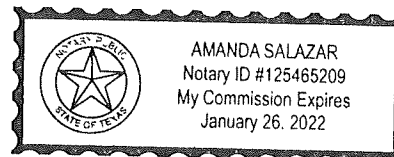
County of Bexar §

This instrument was acknowledged and signed before me on 27th,  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Saddlebrook Farms Homeowners Association, Inc., on behalf of  
said association.

  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

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

**Document Number:** 20210301122  
**Recorded Date:** October 28, 2021  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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: 10/28/2021 8:39 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk