

## **Saddlebrook at Teel Homeowners Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Saddlebrook at Teel Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Saddlebrook at Teel Homeowners Association, Inc.

**Name of the Association:** Saddlebrook at Teel Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Denton County, Texas, as follows;

- (a) Saddlebrook at Teel Homeowners Association, Inc., recorded under Film Code No. 2013-88, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Notice of Filing of Dedicatory Instruments for Saddlebrook at Teel Homeowners Association, Inc., under Denton County Clerks File no. D2020-191918

**Name and Mailing Address of the Association**

**Saddlebrook at Teel Homeowners Association, Inc.**

c/o Principal Management Group of North Texas

801 E. Campbell RD #620

Richardson, TX 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas

801 E. Campbell RD #620

Richardson, TX 75081

214-368-4030

NTXcustomercare@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

[www.saddlebrookatteel.previews.townsq.io](http://www.saddlebrookatteel.previews.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Working Capital: All Sales - \$150

Resale Certificate: \$375

Resale Certificate Update: \$75

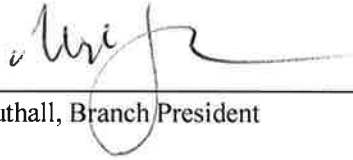
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

**Saddlebrook at Teel Homeowners Association, Inc.**, acting by and through its managing agent, Principal Management Group of North Texas


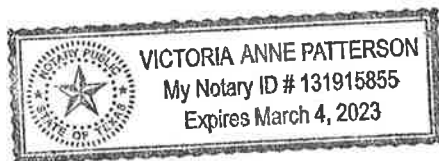


Mark Southall, Branch President

STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for **Saddlebrook at Teel Homeowners Association, Inc.**, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081