

**MANAGEMENT CERTIFICATE  
FOR  
SADDLE CLUB OWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN           §

The undersigned, being the Managing Agent of Residence of Saddle Club Owners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: Saddle Club.
2.     The name of the Association: Saddle Club Owners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  Saddle Club Owners Association, Inc.  
                                  c/o Neighborhood Management Inc  
                                  1024 S Greenville Ave, Suite 230  
                                  Allen, TX. 75002
5.     The name and contact information for the Managing Agent of the Association:  
  
                                  Neighborhood Management, Inc.  
                                  Beverly Coghlan  
                                  1024 S. Greenville Ave, Suite 230  
                                  Allen, TX 75002  
                                  Phone: 972-359-1548  
                                  Email Address: managementcertificate@nmitx.com
6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Reserve Fee for Single Family and Townhomes:	*Equal to \$330.00 or one half (1/2) of annual assessment
Reserve Fee Townhome Only:	\$440.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**SADDLE CLUB OWNERS ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

§

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2023, by Beverly Coghlan, Agent for the Association of Saddle Club Owners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas

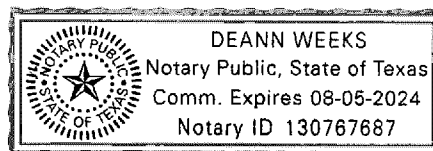


EXHIBIT A

Document	Recording Information
Saddle Club at McKinney Ranch, Phase I: Vol 2006-Page 152 March 17, 2006	Document No. 20060317010001020
Saddle Club at McKinney Ranch, Phase II: Vol 2006-Page 28 — Jan 23, 2008	Document No. 20080123010000170
Saddle Club at McKinney Ranch, Phase I-Replat: Vol 2008-Page 252 April 25, 2008	Document No. 20080425010001570
Master Declaration: March 15, 2005	Document No. 20050315000321830
Declaration: March 10, 2006	Document No. 2006031000319710
Amended/Restated Declaration: Aug 9, 2006	Document No. 20060809001142040

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000122649

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 24, 2023 02:28 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000122649  
Receipt Number: 20231024000348  
Recorded Date/Time: October 24, 2023 02:28 PM  
User: Abby H  
Station: Station 2

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX