

**Denton County
Juli Luke
County Clerk**

Instrument Number: 140333

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 27, 2024 03:27 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 140333
Receipt Number: 20241227000491
Recorded Date/Time: December 27, 2024 03:27 PM
User: Joy R
Station: Station 19

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
SADDLEBROOK ESTATES**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Saddlebrook Estates Homeowners Association, Inc.

1. The name of the subdivision is Saddlebrook Estates.
2. The name of the association is Saddlebrook Estates Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Saddlebrook Estates Phase I

Final Plat filed in Volume 1910, Page 681 on 1999.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates Homeowner's Association, Inc., Recorded in the Property Records of Bartonville Texas as Document # 98-R0103205.

First Amendment and Restated to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates., City of Bartonville, Denton County, Texas, filed for record as Document No.4351-00237 in the Real Property Records of Denton County, Texas.

Second Amendment and Restated to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates., City of Bartonville, Denton County, Texas, filed for record as Document No.494103030-108493 in the Real Property Records of Denton County, Texas.

Third Amendment and Restated to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates., City of Bartonville, Denton County, Texas, filed for record as Document No.2002-R0049936 in the Real Property Records of Denton County, Texas.

Fourth Amendment and Restated to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates., City of Bartonville, Denton County, Texas, filed for record as Document No.2002-R0124693 in the Real Property Records of Denton County, Texas.

Fifth Amendment and Restated to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates., City of Bartonville, Denton County, Texas, filed for record as Document No. 167737 in the Real Property Records of Denton County, Texas.

5. Saddlebrook Estates, Homeowner's Association in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.

7. Fees charged in connection with a property transfer in the subdivision are:

- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Transfer Fee: \$250
- Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

SADDLEBROOK ESTATES HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karyn Bradley

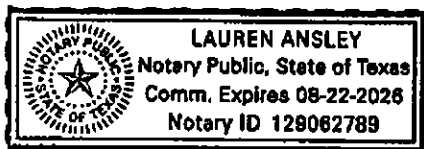
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, Manager for Saddlebrook Estates Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093