

**MANAGEMENT CERTIFICATE
FOR
SADDLEBROOK ESTATES HA, INC.**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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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 HA, Inc.

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

Subdivision

Recording Data

Saddlebrook Estates Phase I

Final Plat filed in Cabinet N, Slide 294-295 on 9/12/2001.

Saddlebrook Estates Phase II

Final Plat filed in Cabinet Q, Slide 233 on 3/21/2005 .

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates, Recorded in the Real Property Records of Collin County, Texas as Document Number 2001-0121774 in Volume 5012, Page 1867 on 9/27/2001.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates, Recorded in the Real Property Records of Collin County, Texas as Document Number 2003-0190962 in Volume 5507, Page 6176 on 9/16/2003.

Supplemental Declaration of Covenants, Conditions and Restrictions for Saddlebrook Estates, Recorded in the Real Property Records of Collin County, Texas as Document Number 2004-0140513 on 9/23/2004.

5. Saddlebrook Estates HA, in c/o RTI/Community Management Association, 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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
 - Initiation Fee: \$350.00 (on all sales and resales to owners)
 - Association Transfer Fee: \$150.00 (all resales)
 - 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 HA, INC.

By: CMA, Manager

By: Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

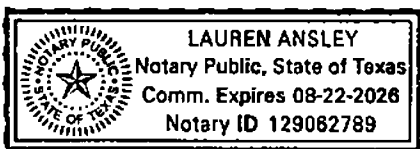
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024, by Kayn Bradley of CMA, Manager for Saddlebrook Estates HA, 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

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

Instrument Number: 2024000160896

eRecording - Real Property

CERTIFICATE

Recorded On: December 27, 2024 04:13 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000160896
Receipt Number: 20241227000530
Recorded Date/Time: December 27, 2024 04:13 PM
User: Keri O
Station: Station 1

Record and Return To:

CSC



**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