

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 35429

ERecordings-RP

Recorded On: December 31, 2024 11:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$19.00

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

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File Information:

Document Number: 35429
Receipt Number: 20241231000053
Recorded Date/Time: December 31, 2024 11:29 AM
User: Kenady P
Station: CCLERK007

Record and Return To:

CSC Global
100 W. Houston Ste. 17

SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

MANAGEMENT CERTIFICATE FOR SADDLE CREEK

STATE OF TEXAS

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COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Saddle Creek at Gateway HOA, Inc.

1. The name of the subdivision is Saddle Creek.
2. The name of the association is Saddle Creek HOA, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Saddle Creek Addition Phase I

Amended Plat filed in Volume 23, Page 87 on 3/11/2016.

Saddle Creek Addition Phase 2

Final Plat filed as Document # 2023-156 on 08/02/2023.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Saddle Creek at Gateway HOA, Inc., Recorded in the Property Records of Grayson County, Texas in Volume 5655, Page 722-756 on 7/15/2015.

Supplemental Declaration of Covenants, Conditions and Restrictions for Saddle Creek at Gateway Phase 2, Recorded in the Property Records of Grayson County, Texas as Document # 2022-18095 on 05/25/2022.

First Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Saddle Creek at Gateway Homeowners Association, Recorded in the Property Records of Grayson County, Texas as Document # 2023-21629 on 08/17/2023.

Second Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Saddle Creek at Gateway Homeowners Association, Recorded in the Property Records of Grayson County, Texas as Document # 2023-25361 on 09/22/2023.

5. Saddle Creek at Gateway HOA, Inc., 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cinamanagement.com and the association's website is www.cinamanagement.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
 - Working Capital- \$1000 (All Sales)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

SADDLE CREEK AT GATEWAY HOA, INC.

By: CMA, its Manager

By: Karen Bradley

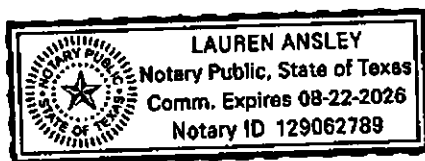
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Karen Bradley of CMA, Manager for Saddle Creek at Gateway HOA, 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