RP-2024-481146
12/27/2024 ER $33.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SADDLEBROOK RANCH COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Saddlebrook Ranch Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Saddlebrook Ranch.

2. Name of Association: The name of the Association is Saddlebrook Ranch Community Association, Inc.

3. Recording Data for the Subdivision:

Saddlebrook Ranch, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 598142 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Saddlebrook Ranch, Section One (1), Amending Plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 605223 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Saddlebrook Ranch, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 602158 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

(1) Declaration of Covenants, Conditions and Restrictions for Saddlebrook Ranch.
(2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Ranch.

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(3) Declaration of Annexation (Saddlebrook Ranch Community Association, Inc.).

b. Recording Information:

(1) Harris County Clerk's File No. Z255193.
(2) Harris County Clerk's File No. 20070331114.
(3) Harris County Clerk's File No. 20070679266.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Saddlebrook Ranch Community Association, Inc. c/o Maison Property Management, 6046 FM 2920 #512, Spring, Texas 77379.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Maison Conveyance Department. Address: 6046 FM 2920 #512, Spring, Texas 77379. Phone No.: 281.378.5930. Email Address: vanessa@maisontx.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.maisontx.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	$ 375.00
Resale Certificate Update	$ 75.00
Refinance Fee	$ 100.00
Transfer Fee	$ 275.00
Rush Fee	$ 100.00
Capitalization Fee [Declaration Article IV, Section 7]	Upon the initial sale and each resale of a residence on a Lot a Capitalization Fee in the amount of $100.00 is to be paid to the Association. The Capitalization Fee amount must be confirmed with the Association.

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EXECUTED on this 20th day of DECEMBER, 2024.

SADDLEBROOK RANCH COMMUNITY ASSOCIATION, INC.

By: Maison Property Management,
Managing Agent

Vanessa Kent, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of December 2024 personally appeared Vanessa Kent, President of Maison Property Management, Managing Agent for Saddlebrook Ranch Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Kristine Xuxa Chamen Sharara
My Commission Expires
9/12/2026
Notary ID133957182

Notary Public in and for the State of Texas

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12/27/2024 08:30 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $33.00

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RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS