RP-2022-43696
01/25/2022 ER $30.00

SADDLEBROOK VILLAGE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Saddlebrook Village Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Saddlebrook Village.

Name of the Association: Saddlebrook Village Homeowners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

(a) Saddlebrook Village, Section One (1), a subdivision in Harris County, Texas, recorded under Film Code No. 605108 of the Map Records of Harris County, Texas, along with any amendments to, replats or supplements;
(b) Saddlebrook Village, Section 2 (Two), a subdivision in Harris County, Texas, recorded under Film Code No. 639066 of the Map Records of Harris County, Texas, along with any amendments to, replats or supplements;
(c) Saddlebrook Village, Section 3 (Three), a subdivision in Harris County, Texas, recorded under Film Code No. 622214 of the Map or Plat Records of Harris County, Texas, along with any amendments to, replats or supplements;
(d) Saddlebrook Village, Section 4 (Four), a subdivision in Harris County, Texas, recorded under Film Code No. 646040 of the Map or Plat Records of Harris County, Texas, along with any amendments to, replats or supplements.

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Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Saddlebrook Village, under Clerk's File No. 20060138142, along with any amendments or supplements thereto;
(b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Village, under Clerk's File No. 20080600900;
(c) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Saddlebrook Village, under Clerk's File No. 20090151788;
(d) Declaration of Annexation for Saddlebrook Village, Section 2 (Two), under Clerk's File No. 20110102576;
(e) Declaration of Annexation for Saddlebrook Village, Section 3 (Three), under Clerk's File No. 20080380780;
(f) Declaration of Annexation for Saddlebrook Village, Section 4 (Four), under Clerk's File No. 20120216978;
(g) Saddlebrook Village Homeowners Association, Inc. First Amendment to the By-Laws, under Clerk's File No. 20150056137;
(h) Saddlebrook Village Homeowners Association, Inc. Third Amendment to the By-Laws, under Clerk's File No. RP-2017-57570;
(i) Saddlebrook Village Homeowners Association, Inc. Display of Religious Items, under Clerk's File No. 20120537379;
(j) Saddlebrook Village Homeowners Association, Inc. Policy for the Inspection & Copying of Association Records, under Clerk's File No. 20120537380;

(k) Saddlebrook Village Homeowners Association, Inc. Amended and Restated Collection Policy for Delinquent Accounts and Alternative Payment Schedule, under Clerk's File No. 20120537381;
(l) Saddlebrook Village Homeowners Association, Inc. Records Retention Policy, under Clerk's File No. 20120537382;
(m) Saddlebrook Village Homeowners Association, Inc. Resolution Implementing Fines for Deed Restriction Violations, under Clerk's File No. 20140020195;
(n) Saddlebrook Village Homeowners Association, Inc. Resolution Regarding Appointment of Attorney of the Association to Exercise the Power of Sale on Behalf of the Association, under Clerks File No. 20140128800;
(o) Saddlebrook Village Homeowners Association, Inc. Resolution Regarding Exterior Maintenance Guidelines, under Clerk's File No. 20140128800;
(p) Saddlebrook Village Homeowners Association, Inc. Policy Regarding Resolution Regarding Storage of Vehicles, Including Commercial Vehicles and Trailers, under Clerk's File No. 20140166459;
(q) Saddlebrook Village Homeowners Association, Inc. Revised Resolution Regarding Storage of Vehicles, Including Commercial Vehicles and Trailers, under Clerk's File No. 20150140649;
(r) Saddlebrook Village Homeowners Association, Inc. Resolution Adopting Fencing (Builder) Guidelines, under Clerk's File No. 20150258504;
(s) Saddlebrook Village Homeowners Association, Inc. Resolution Regarding Required Requests for Bids, under Clerk's File No. 20150480306;
(t) Saddlebrook Village Homeowners Association, Inc. Resolution Adopting Qualifications for Committee Members, under Clerk's File No. RP-2016-114537;
(u) Saddlebrook Village Homeowners Association, Inc. Policy Regarding Solicitation of Candidates for Election to the Board of Directors, under Clerk's File No. RP-2016-114538;
(v) Saddlebrook Village Homeowners Association, Inc. Policy Regarding Regulation of Standby Electric Generators, under Clerk's File No. RP-2016-114539;
(w) Saddlebrook Village Homeowners Association, Inc. Policy Regarding Board Actions Via Email, under Clerk's File No. RP-2016-114540;
(x) Saddlebrook Village Homeowners Association, Inc. Amended and Restated Collection Policy for Delinquent Accounts and Guidelines for Alternative Payment Schedule, under Clerk's File No. RP-2016-376053;
(y) Saddlebrook Village Homeowners Association, Inc. Resolution Regarding Bank Deposits by Owners, under Clerk's File No. RP-2016-506666;
(z) Saddlebrook Village Homeowners Association, Inc. Resolution Regarding Reserve Account Balances, under Clerk's File No. RP-2016-506680;
(aa) Amended Fencing Guidelines (Regarding Perimeter Fencing Maintenance) for Saddlebrook Village Homeowners Association, Inc., under Clerk's File No. RP-2018-313417;
(bb) Saddlebrook Village Homeowners Association, Inc. Board Resolution Establishing Covenants Compliance Inspection, under Clerk's File No. RP-2018-313423.

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Name and Mailing Address for Association

Saddlebrook Village Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: $45.00
Resale Certificate: $375
Resale Certificate Update: $75
Legacy Account Closure Fee: $220
Refinance Statement of Account: $75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: $175 for 1 day expedite
$125 for 3 day expedite

Executed on this the 7th day of January, 2022

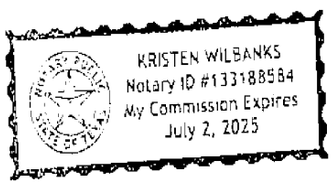
Saddlebrook Village Homeowners Association, Inc., acting by and through its managing agent, Principal Management Group of Houston

Surina Wright Vice President

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STATE OF TEXAS §
§ COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Saddlebrook Village Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

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When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

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Pages 5

01/25/2022 01:06 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $30.00

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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