

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SADDLE MOUNTAIN (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Saddle Mountain (San Antonio) Homeowners' Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Saddle Mountain
2. Name of Association: Saddle Mountain (San Antonio) Homeowners' Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

| Subdivision Name / Unit Number | Volume | Page |
|---|---------------|-------------|
| Subdivision Plat Establishing Saddle Mountain, Unit 1 | 9570 | 189-190 |
| Subdivision Plat Establishing Saddle Mountain, Unit 2 | 9570 | 188 |

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Bexar County, Texas

| Covenants, Conditions, Restrictions and Easements | Document Number | Volume | Page |
|--|------------------------|---------------|-------------|
| Declaration of Covenants, Conditions and Restrictions for Saddle Mountain | 20060278247 | 12521 | 999 |
| First Amendment to Declaration of Covenants, Conditions and Restrictions Saddle Mountain | 20070284815 | 13256 | 1552 |
| Second Amendment to Declaration of Covenants, Conditions and Restrictions Saddle Mountain | 20080022082 | 13333 | 664 |
| Articles and Bylaws | Document Number | Volume | Page |
| Saddle Mountain (San Antonio) Homeowners Association, Inc., Community Manual with attached: Certificate of Formation of Saddle Mountain (San Antonio) Homeowners Association, Inc. | 20110232996 | 15291 | 921 |
| Bylaws of Saddle Mountain (San Antonio) Homeowners' Association, Inc. (A Texas Non-Profit Corporation) | 20070223442 | 13124 | 1025 |

| Policies, Resolutions, and Guidelines | Document Number | Volume | Page |
|--|-----------------|--------|------|
| Saddle Mountain (San Antonio) Homeowners Association, Inc., Community Manual [includes: Certificate of Formation or Articles of Incorporation; Bylaws; Solar Device Policy and Energy Efficient Roofing Policy; Rainwater Harvesting System Policy; Flag Display and Flagpole Installation Policy; Display of Certain Religious Items Policy; Fine and Enforcement Policy; Assessment Collection Policy; Records Inspection, Copying and Retention Policy; Status Notice of Posting and Recordation of Association Governance Documents; Statutory Notice of Annual Meeting, Elections and Voting; Statutory Notice of Conduct of Board Meetings] | 20110232996 | 15291 | 921 |
| Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Saddle Mountain (San Antonio) Homeowners' Association, Inc., Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy | 20210341651 | | |

5. Association Fees Related to Property Transfer:

| | |
|--|--|
| Resale Certificate Fee | \$375.00 |
| Transfer Fee Due at Time of Closing | \$325.00 |
| Community Enhancement Fee (charged to seller and purchaser) | Greater of \$200.00 or .15% of the sales price |

6. Mailing Address for the Association:

Saddle Mountain (San Antonio) Homeowners' Association, Inc.
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
sadmout@CiraMail.com

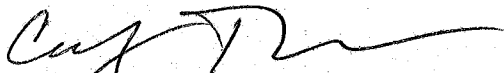
8. Association Website:
www.ciranet.com

Executed on this 29th day of December, 2021.

SADDLE MOUNTAIN (SAN ANTONIO) HOMEOWNERS'
ASSOCIATION, INC.

By: REALMANAGE

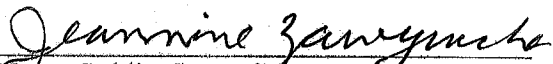
By:


CAROLYN THACKER, Director of Community
Community Association Management –
San Antonio
RealManage, Managing Agent

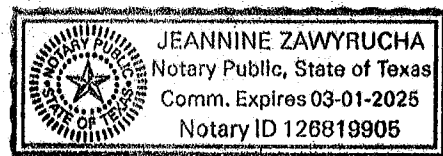
STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 29th day of December, 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for SADDLE MOUNTAIN (SAN ANTONIO) HOMEOWNERS' 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.


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210360449
Recorded Date: December 29, 2021
Recorded Time: 3:10 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/29/2021 3:10 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk