

### Management Certificate

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 1, 2024 by Saddle Ridge Residential Community, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Saddle Ridge has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Saddle Ridge filed of record on or about December 31, 2008 (the "Declaration") and recorded at Instrument #2006121300176693 in the Real Property Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Saddle Ridge.

WHEREAS, the Association was duly formed on February 12, 2007, as Saddle Ridge Residential Community, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Saddle Ridge.
2. Name of the Association. The name of the Association is Saddle Ridge Residential Community, Inc. and is located at Collin County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Collin County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about December 31, 2008 (the "Declaration") recorded at Instrument #2006121300176693 in the Real Property Records of Collin County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
  - a. First Amendment to Declaration of Covenants, conditions and Restrictions Restated was filed on or about March 13, 2009 recorded at Instrument #20090313000292010;
  - b. Second Amendment to Declaration of Covenants, conditions and Restrictions Restated was filed on or about December 06, 2012 recorded at Instrument #20121206001558010.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:


4Sight Property Management  
4760 Preston Rd, Suite 244-238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is [HOAinformation@4SightPM.com](mailto:HOAinformation@4SightPM.com).
7. Website for the Association. The website for the Association is <https://saddleridge.4sightpm.com/>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175. The cost of the Working Capital Assessment is \$847.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

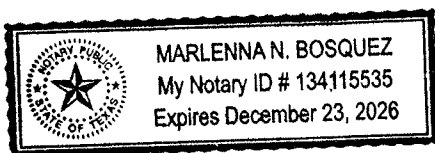
Saddle Ridge Residential Community, Inc., a Texas non-profit corporation


By:   
Authorized Representative for  
Saddle Ridge Residential Community, Inc.

THE STATE OF TEXAS           §  
COUNTY OF COLLIN         §

This instrument was acknowledged before me on this 2nd day of December, 2024 by Todd Gschwend, Authorized Representative for Saddle Ridge Residential Community, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

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

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**Instrument Number:** 2024000148904

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 02, 2024 01:30 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* 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: 2024000148904  
Receipt Number: 20241202000459  
Recorded Date/Time: December 02, 2024 01:30 PM  
User: Jennifer S  
Station: cck083

**Record and Return To:**

Simplifile



**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