

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SADDLE CREEK HOA, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned, being the Managing Agent for Saddle Creek HOA, Inc. ("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 Saddle Creek.

2. Name of Association: The name of the Association is Saddle Creek HOA, Inc.

3. Recording Data for the Subdivision:
 - a. Saddle Creek Subdivision, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 7920, Page 176 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.

 - b. Saddle Creek Subdivision, Phase Two (2), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 8758, Page 113 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.

 - c. Saddle Creek Subdivision, Phase Three (3) and Phase Five (5), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 9311, Page 252 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.

 - d. Saddle Creek Subdivision, Phase Four (4), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 11331, Page 114 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.

 - e. Saddle Creek Subdivision, Phase Six (6), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 11640, Page 98 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.

- f. Saddle Creek Subdivision, Phase 7A, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 8758, Page 126 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.
- g. Saddle Creek Subdivision, Phase 7B, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 10229, Page 235 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.
- h. Saddle Creek Subdivision, Phase Eight (8), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 8758, Page 126 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.
- i. Saddle Creek Subdivision, Phase Nine (9), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 10589, Page 17 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.
- j. Saddle Creek Subdivision, Phase Ten (10), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 11851, Page 200 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.
- k. Saddle Creek Subdivision, Phase Eleven (11), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 12186, Page 240 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.
- l. Saddle Creek Subdivision, Phase Twelve (12), a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 13032, Page 162 of the Map Records of Brazos County, Texas and all amendments to or replats of said maps and plats, if any.

4. Recording Data for the Declaration: *

- a. Documents:
 - (1) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Saddle Creek Subdivision Phase 1.
 - (3) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 2.
 - (4) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 3 & Phase 5.

- (5) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 4.
- (6) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 6.
- (7) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 7A.
- (8) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 7B.
- (9) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 8.
- (10) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 9.
- (11) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 10.
- (12) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 11.
- (13) Declaration of Covenants, Conditions, Reservations and Restrictions of Saddle Creek Subdivision Phase 12.

b. Recording Information:

- (1) Volume 8185, Page 269, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (2) Volume 8887, Page 209, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (3) Volume 8771, Page 25, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (4) Volume 9337, Page 23, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (5) Volume 11336, Page 140, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (6) Volume 11644, Page 108, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (7) Volume 8771, Page 40, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (8) Volume 10233, Page 187, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (9) Volume 11061, Page 101, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (10) Volume 10598, Page 95, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (11) Volume 11487, Page 169, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (12) Volume 12273, Page 97, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.
- (13) Volume 13034, Page 166, *et seq.* in the Official Public Records of Real Property of Brazos County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Saddle Creek HOA, Inc. c/o Berkshire Hathaway HomeServices, 700 University Dr. East #108, College Station, Texas 77840.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Berkshire Hathaway HomeServices. Address: 700 University Dr. East #108, College Station, Texas 77840. Phone No.: 979.703.1819, Email Address: hoa@bhhs caliber.com
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://bhhs caliber.com/hoa/deedrestrictions/saddle-creek/>.
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	\$ 150.00
Transfer Fee/ Admin Fee	\$ 190.00
Refinance Fee	\$ 100.00
Rush Fee	\$ 100.00

Executed on this 8th day of January, 2026.

SADDLE CREEK HOA, INC.

By: Berkshire Hathaway HomeServices, Managing Agent

By: Suzan Reed

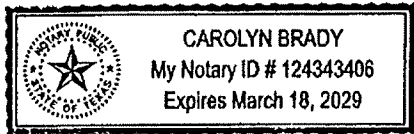
Printed: SUZAN REED

Its: HOA MANAGER

*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 §
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COUNTY OF Potter §

BEFORE ME, the undersigned notary public, on this 8th day of January, 2026 personally appeared Suzan Reed, Director for Berkshire Hathaway HomeServices, Managing Agent for Saddle Creek HOA, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1576217
Volume : 20312
ERecordings - Real Property

Recorded On: January 14, 2026 08:29 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

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

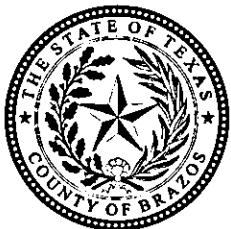
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1576217
Receipt Number: 20260114000001
Recorded Date/Time: January 14, 2026 08:29 AM
User: Thao C
Station: CCLERK01

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

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 Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX