



**MANAGEMENT CERTIFICATE
OF
SADDLEBROOK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer Saddlebrook Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Saddlebrook.
2. The name of the association: Saddlebrook Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Fort Bend County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Saddlebrook, recorded as Document No. 2025093739, in the Official Public Records of Fort Bend County, Texas as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any supplements or amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: Saddlebrook Residential Community, Inc., c/o Vision Community Management, 1400 Woodloch Forest Drive, Suite 250, The Woodlands, Texas 77380.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Saddlebrook Residential Community, Inc., c/o Vision
Community Management
Attn: Sharon Davis
Mailing Address: 1400 Woodloch Forest Drive, Suite 250
The Woodlands, Texas 77380
Telephone Number: 972-612-2303 x3303
Email Address: Manager@Saddlebrookrci.com

7. Website to access the Association's dedicatory instruments:

www.Saddlebrookrci.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - equal to fifty-percent (50%) of the annual Regular Assessment

Reserve Fund Contribution - equal to the annual Regular Assessment amount

Ownership Transfer Fee - \$340.00 Resale Package (collected in advance; 6 - 10
business day delivery)

\$125.00 Covenant Inspection Fee (optional)

\$175.00 Transfer Fee (collected at closing)

Developer Transfer - \$175.00 Transfer Fee Only (collected at closing)

This Certificate is effective as of the date it is recorded in the Official Public Records of Fort Bend County, Texas.

SADDLEBROOK RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: *Suzanne Brann*

Printed Name: SUZANNE BRANN

Title: HOA SPECIALIST

STATE OF TEXAS

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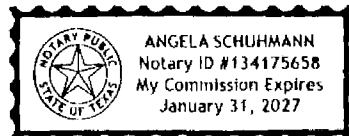
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 3RD day of JULY, 2025, by SUZANNE BRANN, the HOA SPECIALIST of Saddlebrook Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



ASU

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. Fifth Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Saddlebrook, recorded as Document No. 2025093739, Official Public Records of Fort Bend County, Texas.
2. Saddlebrook Community Manual, recorded as Document No. 2025093988, Official Public Records of Fort Bend County, Texas.
3. Adoption of Working Capital Assessment for Saddlebrook, recorded as Document No. 2025093978, Official Public Records of Fort Bend County, Texas.
4. Adoption of Reserve Fund Contribution for Saddlebrook, recorded as Document No. 2025093985, Official Public Records of Fort Bend County, Texas.