

Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Saddle Creek HOA, Inc., a Texas non-profit corporation (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:

- (1) Name of the Subdivision: Saddle Creek Subdivision
- (2) Name of the Association: Saddle Creek HOA, Inc.
- (3) Mailing Address for the Association: 3363 University Drive, East, Suite 215, Bryan, Texas 77802
- (4) Recording data for the subdivision:
 - a. The plats are recorded at Volume 7920, Page 176, Volume 8758, Page 113, Volume 8758, Page 126, Volume 9311, Page 252, Volume 9946, Page 73, Volume 10229, Page 235, Volume 10508, Page 28, Volume 10589, Page 17, Volume 11059, Page 148, Volume 11331, Page 114, Volume 11471, Page 280, Volume 11640, Page 98, Volume 11730, Page 159, Volume 11805, Page 183, Volume 11851, Page 200, Volume 12186, Page 240, Volume 13032, Page 162, and Volume 17288, Page 63, all in the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
 - a. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision was recorded at Volume 8185, Page 269 of the Official Records, Brazos County, Texas on August 17, 2007;
 - b. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 7A was recorded at Volume 8771, Page 40 of the Official Records, Brazos County, Texas on August 20, 2008;
 - c. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 2 was recorded at Volume 8771, Page 25 of the Official Records, Brazos County, Texas on August 20, 2008;
 - d. The First Amendment to Declaration of Covenants, Conditions and Restrictions for Saddle Creek Subdivision Phase 1 was recorded at Volume 8887, Page 209 of the Official Records, Brazos County, Texas on December 3, 2008;
 - e. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 3 and Phase 5 was recorded at Volume 9337, Page 23 of the Official Records, Brazos County, Texas on October 2, 2009;
 - f. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 7B was recorded at Volume 10233, Page 187 of the Official Records, Brazos County, Texas on July 1, 2011;
 - g. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 9 was recorded at Volume 10598, Page 95 of the Official Records, Brazos County, Texas on March 28, 2012;
 - h. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 8 was recorded at Volume 11061, Page 101 of the Official Records, Brazos County, Texas on December 14, 2012;

- i. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 4 was recorded at Volume 11336, Page 140 of the Official Records, Brazos County, Texas on May 14, 2013;
 - j. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 10 was recorded at Volume 11487, Page 169 of the Official Records, Brazos County, Texas on July 18, 2013;
 - k. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 6 was recorded at Volume 11644, Page 108 of the Official Records, Brazos County, Texas on October 2, 2013;
 - l. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 11 was recorded at Volume 12273, Page 97 of the Official Records, Brazos County, Texas on September 16, 2014;
 - m. The Declaration of Covenants, Conditions, Reservations, and Restrictions of Saddle Creek Subdivision Phase 12 was recorded at Volume 13034, Page 166 of the Official Records, Brazos County, Texas on November 6, 2015.
- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
- a. Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties
3363 University Drive, East,
Suite 215
Bryan, Texas 77802
(979) 764 - 2500
hoa@bealbcs.com
- (7) The website address for the Association's dedicatory instruments: www.bealbcshoa.com.
- (8) Fee charged by the Association relating to a property transfer in the subdivision:
Administration Fee: \$125.00; Transfer Fee: \$50.00.
- (9) Other information the association considers appropriate:
- a. The Amended Bylaws of the Association were recorded on December 2, 2021 at Volume 17554, Page 207 of the Official Records, Brazos County, Texas. They are also available at www.bealbcshoa.com or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.

Executed on this 9th day of February, 2022.

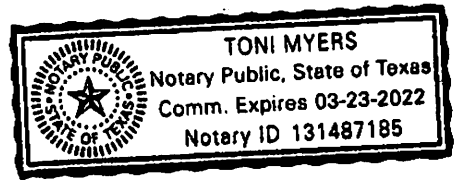
Saddle Creek HOA, Inc., a Texas non-profit corporation

By: Brenda K. Hiler
Signature

Brenda K. Hiler
Title President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 9th day of February 2022,
by Brenda Hillier, President (title) of Saddle
Creek HOA, Inc., a Texas non-profit corporation, on behalf of said entity.



J. Myers
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jana L. Beddingfield
Bruchez, Goss, Thornton, Meronoff & Briers, PC
4343 Carter Creek Parkway, Suite 100
Bryan, TX 77802
21-1048:JLB/dp



VG-267-2022-1465226

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1465226
Volume : 17806

Real Property Recordings

Recorded On: March 22, 2022 01:12 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 1465226
Receipt Number: 20220322000134
Recorded Date/Time: March 22, 2022 01:12 PM
User: Amber M
Station: CCLERK06

Record and Return To:

BRUCHEZ GOSS THORNTON MERONOFF & BRIERS P
4343 CARTER CREEK PKWY, SUITE 100
BRYAN TX 77802



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