

Saddle Creek HOA, Inc.
P. O. Box 457
Wellborn, Texas 77881

Rick Bennett President
Anita Dunkin, Vice President
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October 1, 2020

Saddle Creek Homeowners:

It is the responsibility of each homeowner to research, know, and understand the restrictions and covenants of their property. There are 11 phases and not all the restrictions are the same as the subdivision was developed. Now that the Subdivision has been turned over to the Board of Directors, it is our duty to uphold and continue the responsibilities of the intentions of the development of Saddle Creek.

The restrictions have not been regularly enforced and followed in prior years. The website has been developed to provide information to educate all homeowners and provide up-to-date information. Saddle Creek Partners desired to create and provide for the development improvement and maintenance of Saddle Creek Subdivision, for the mutual benefit and pleasure of the present and future property owners in such subdivision, and to protect the property values within such subdivision by imposing upon and against all of the designated lots therein the covenants, reservations and other provisions hereinafter set forth.

We all have a huge investment in our property, and we want Saddle Creek to be "the neighborhood". Our goal was to begin with the most obvious of violations and simply bring attention to it. Most people have responded very positively and for that we extend a great appreciation for your efforts.

As a Board of Directors, we are suggesting to all homeowners to do the research, become knowledgeable, follow the guidelines for storing, maintaining property, building additions and fencing, etc. The following excerpt is a representation of the restrictions that are being enforced at this time as the Focus of the Month on the website which are: covering propane tanks, mowing outer portions of lots, and moving trailers.

No part of the SUBDIVISION shall be used or maintained as dumping grounds for rubbish, trash, or garbage. Equipment for the storage or disposal of such material(s) shall be kept in a clean and sanitary condition. No trailer(s); recreational vehicle(s); tent(s); boat(s); and/or stripped down, wrecked, junked, or otherwise wholly inoperable vehicle shall be kept, parked, stored, and/or maintained on any portion of the driveway and/or front yard in front of the building line of the permanent structure. Same shall be kept, parked, stored, or maintained on other portions of a LOT only within an enclosed structure or a screened area, which prevents the view thereof from adjacent LOTS or streets. No dismantling or assembling of motor vehicles, boats, trailers, recreational vehicles, or other machinery or equipment shall be permitted in any driveway or yard adjacent to a street.

In the future, we will be sending out the steps of Notice of Violations so everyone will become familiar with the process. This has been a learning experience for all of us and we are making attempts to reduce errors. Again, we thank you for your cooperation and assistance in reaching these goals. Bookmark the website <http://saddlecreekcstx.org> and please email any of the directors or team members for questions and/or ideas.

Best regards,

Saddle Creek Board of Directors,

Rick Bennett, Anita Dunkin, & Brenda Hiler