



## NOTICE OF ANNUAL MEETING

You are hereby notified that the Annual Meeting of the Members of Saddlecreek Farms Property Owners Association, Inc., a Texas nonprofit corporation (the "Association") will be held on the following date, and at the following time and location:

**Date:** Friday, December 16, 2005  
**Time:** 6:30 p.m.  
**Location:** Crosby Community Center  
409 Hare Road, Crosby TX 77532

The Association is the sole "Association" or "Property Owners Association" to which reference is made in the Declaration of Covenants, Conditions and Restrictions for Saddlecreek Farms, Sections I, II & III recorded in the real property records of Harris County, Texas at Clerk's File No. W711387, as it may have been and may be supplemented and amended from time to time (the "Declaration").

### Meeting Purpose:

#### The purpose of this annual meeting will be to:

1. To elect no less than three (3) no more than four (4) individuals to serve as Directors of the Association for a term commencing January 1, 2006 and ending December 31, 2006, and as otherwise provided in the By-Laws; and
2. To consider and act upon such other business as may properly come before the meeting and any adjournment(s) or postponement(s) thereof.

After the election, the newly elected Directors of the Association have the authority under the By-Laws to appoint no less than three (3) no more than five (5) Architectural Control Committee members and assign necessary committees to perform such tasks and to serve for such periods as may be designated by the Directors.

### Members Entitled to Attend Meeting:

Each property owner in the following subdivision (the "Subdivision") is a member of the Association:

SADDLECREEK FARMS, a subdivision of 252.37 acres out of the Frederick H. Rankin Survey, Abstract 57, City of Houston, Harris County, Texas according to the map or plat thereof recorded at Film Code Number 519014 of the Map Records of Harris County, Texas, and Clerk's File No. V993462 of the real property records of Harris County, Texas.



Voting rights or members of the Association are set forth as stated in the Declaration and Bylaws.

Article VI Section 5.01

...“Each lot owner from all sections shall be a member of such Association and entitled to one (1) vote for each Lot owned.”

The Association maintains the right to suspend Member’s voting rights if Maintenance Fees or any other assessments are not current.

**Record Date for This Notice:**

Pursuant to Art. 1396-2.11A (A) of the Texas Non Profit Corporation Act, the record date for determining the members entitled to this Notice of Annual Meeting is the close of business on the business day preceding the date on which this Notice of Annual Meeting is mailed.

**Record Date for Voting:**

Pursuant to Art. 1396-2.11A (B) of the Texas Non Profit Corporation Act, members of the Association on the date of the meeting who are otherwise eligible to vote are entitled to vote at the meeting.

All members of the Association are cordially invited to attend the Annual Meeting in person. Those members unable to attend in person are urged to complete and sign a proxy complying with Section 9 of the Bylaws and delivering it to the Secretary of the Corporation as promptly as possible (and, in any event, prior to the commencement of the Annual Meeting).

The date of this Notice, also being the date this Notice is mailed to the Members is November 14, 2005.

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Julie Bell, President



## **2005 ANNUAL MEETING AGENDA**

December 16, 2005 • 6:30 p.m.

- I. Call to Order and Verification of Quorum, 6:30 p.m.
  
- II. Adopt Agenda
  
- III. Introduction of Board of Directors and Architectural Control Committee  
Members, Gina Sprinkle
  
- IV. Year in Review, Cassandra McGregor
  
- V. Review of Officer and ACC Member Responsibilities, Kelly Horton
  
- VI. Election of Officers, Gina Sprinkle
  
- VII. Deed Restriction Amendment Vote, Julie Bell / Gina Sprinkle
  
- VIII. Developer's Report / Question & Answer Session, Wayne Ramshur
  
- IX. General Comments from the Membership
  
- X. Announcement of Election, Gina Sprinkle
  
- XI. Adjournment of Annual Meeting, 8:30 p.m.



**PROPOSED CHANGES TO THE  
SADDLECREEK FARMS PROPERTY OWNERS ASSOCIATION, INC.  
DEED RESTRICTIONS  
(8 items)**

**Line Item 1. EDIT:**

Section 3.03 the third sentence of the third paragraph starting with "Residence" to read as follows:

The exterior walls of all residences, garages and carports shall be constructed with a minimum of 50% masonry coverage (excluding Hardy Plank) on each side that faces a street and a minimum of 70% masonry coverage for the entire structure not including window and door openings.

**Line Item 2. ADD:**

To Section 3.21 in the list of items included in maintenance the following:

j. Keeping the outside fence-line maintained at all times from the time property has closed for purchase.

**Line Item 3. EDIT:**

Section 3.25 to read as follows:

Section 3.25 Mail Box. A mail box constructed on each Lot shall be made of brick, stone or stucco and match the materials, colors and style of the Dwelling. All mail boxes shall be approved by the Architectural Control Committee.

**Line Item 4. The area(s) in the deed restrictions pertaining to storage of motorhomes, travel trailers, boats, etc. are contradictory and unclear in current form (sections 3.10 and 3.23). In order to make sense of these and provide a clear explanation for compliance, we recommend making the following edit, deletions and addition.**

**EDIT, DELETION, ADDITION:**

**EDIT:**

Section 3.10 by deleting the last two sentences of that section (starting with "No boat trailers...").

**DELETE:**

Section 3.23 iv)

Section 3.23 v)

The second Section 3.23 iii)

The second Section 3.23 iv)

**ADD:**

Section 3.27 Storage of Recreational Vehicles, Motor Homes, Boats and Equipment. Boat trailers, boats, jet-skis, aircraft, travel trailers, motor homes, camper bodies, inoperative automobiles, campers, vehicles of any kind, or similar vehicles or equipment or portable buildings shall not be parked or permanently or semi-permanently stored in a public street



right-of-way or on driveways or temporarily parked or stored in an area visible from any Street with the exception that for corner Lots, such vehicles may be parked on the side of the dwelling that is not facing Saddlecreek Farms Drive. In addition, passenger automobiles, passenger vans, motorcycles and pick up trucks that are in operating condition and have current license plates and inspection stickers and are in regular use as motor vehicles on the streets and highways of Texas may be temporarily parked or stored in an area visible from any Street. Permanent and semi-permanent storage of such items and vehicles, if not otherwise prohibited, must be screened from public view either within a garage or behind a fence (minimum 6' tall). At no time shall such items or vehicles be used as a residence. All boats parked or stored on any Lot must at all times be parked or stored on a boat trailer. No vehicle which is carrying flammable or hazardous or explosive cargo may be kept in the Subdivision at any time.

**Line Item 5. ADD:**

Section 3.28 Gates. All Dwelling driveway gate supports shall be of a solid black or solid white or solid shade of brown color and shall be constructed out of materials that match the materials, colors and style of the Dwelling. Dwelling gate supports may also match the existing white fencing as seen throughout the Subdivision.

**Line Item 6. ADD (Revised):**

Section 3.29 Applicability of Use Restrictions. All new construction must comply with deed restrictions in force at the time construction begins.

**Line Item 7. ADD:**

Section 4.01 (c) The exterior color for all structures must be harmonious with each other and with colors of exterior brick and roofing materials in earthtone colors and must meet the requirements of the Architectural Control Committee. All changes to the exterior color of a structure or fence must be approved by the Architectural Control Committee.

**Line Item 8. EDIT:**

**The First Amendment, paragraph number 7 to read as follows:**

Sheet metal or similar material may be used on the roof or exterior sides of any structure on a Lot other than a Dwelling, garage or carport, provided that the color of such sheet metal or similar material is substantially the same as the principal color of the roof or exterior sides (as the case may be) of the Dwelling (all as determined by the Architectural Control Committee).