



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, October 27, 2006
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 five (5) individuals to serve as Directors of the Association for a term commencing January 1, 2007 and ending December 31, 2007, 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 October 13, 2006.



Steven Ramshur, President



2006 ANNUAL MEETING AGENDA

October 27, 2006 • 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, Stephen Ramshur

- V. Review of Officer and ACC Member Responsibilities,
Rhonda Niblack / Wayne Niblack

- VI. Election of Officers, Gina Sprinkle

- VII. Deed Restriction Amendment Vote, Stephen Ramshur / Gina Sprinkle

- VIII. New Business: Maintenance Fee Increase Proposal and Vote,
Stephen Ramshur / Gina Sprinkle

- IX. General Comments from the Membership

- X. Announcement of Election Results and Amendment/Maintenance
Fee Increase Results, Gina Sprinkle

- XI. Adjournment of Annual Meeting, 8:30 p.m.



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

Line Item 1: Add

To Section 3.10 Use of Temporary Structures - add new sentence at end of paragraph:

During the construction process, temporary structures, whether RV, motorhome, travel trailer, camper, tent, horse trailer, modular home, or mobile home will not be permitted to be stored or parked on property at any time.

Line Item 2: Add

To Section 3.21 Lot Maintenance - add new paragraph at end of section:

During the construction process, the owner shall provide, at owner's expense, an appropriate sized Debris Box for the adequate disposal of trash and other discarded building materials.

**NEW BUSINESS ITEM TO BE VOTED ON AT
SADDLECREEK FARMS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING
(1 item)**

New Business Item 1:

SFPOA Board will recommend an increase of \$100 (one hundred dollars) to annual maintenance fees totaling \$400 (four hundred dollars) per year, per owner (as specified in deed restrictions) to cover the cost of mowing entire subdivision along road and ditch to property owner's fence. This service will be performed 12 (twelve) times per year if approved by member vote. In order to provide this service, it is necessary to increase fees for this amount as our budget will not allow otherwise. Doing so will help maintain overall appearance and property values.

Please attend the meeting to place your vote or send in your signed proxy form.



SADDLECREEK FARMS PROPERTY OWNERS ASSOCIATION
C/O ASSOCIATION MANAGEMENT, INC.
900 ROCKMEAD DR., SUITE 144
KINGWOOD, TEXAS 77339

P R O X Y

For the 2006 Annual meeting of members of SADDLECREEK FARMS PROPERTY OWNERS ASSOCIATION to be held October 27, 2006.

_____/I/We, being the owner of (address)_____,
do hereby Appoint _____ or Chairman to be my Proxy, to represent me on the issues to be discussed at the Annual Meeting of the members of the Corporation to be held October 27, 2006 and to vote on my behalf on the issues at the meeting, or any adjournment or postponement thereof, or in the event that a quorum shall fail to attend, at such time and place as this meeting shall resume.

Should the Owner(s) give no direction, leaving any of the above choices blank, the proxy-holder may vote in his/her discretion.

Owner(s) may designate as proxy holder any individual, any candidate for Board of Administrators, or the President or the Secretary of **SADDLECREEK FARMS PROPERTY OWNERS ASSOCIATION**. Owner(s) may revoke the proxy at any time up to the time the ballot is cast by giving actual notice of the revocation in writing to the Board of Directors: 900 Rockmead Drive, Suite 144, Kingwood, Texas 77339 or actual notice in person at the time of Annual Meeting.

Complete, sign, date, and deliver to 900 Rockmead Drive, Suite 144, Kingwood, Texas 77339, by October 26, 2006. If mailing, place in a SEALED envelope in the self-addressed, stamped envelope and mail on or before October 24, 2006.

Signature(s)_____

Date of Signature (required/or proxy to be valid): _____

If a proxy is not selected, it will be deemed to be in favor of the chairman of the meeting and will be used for quorum purposes only.