



**Keller Saddlebrook Estates Homeowners Association**

Principal Management Group of North Texas

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August 22, 2025

Homeowners  
Saddlebrook Estates  
Keller, TX 76248

Dear Neighbors,

The Board of Directors has been working this year, and particularly hard this last month, to revise our governing documents. As you may or may not know, our Declaration of Covenants, Conditions, and Restrictions hasn't undergone a comprehensive review or revision since originally filed by the developers in 1997, and our Bylaws were originally filed in 1999. While both have undergone small revisions and additions, this is the first time the documents have been revised to incorporate the current culture of our neighborhood, and to address issues faced by you, the Board, and the Architectural Review Committee.

Posted with this letter are first drafts of the Declaration and Bylaws the Board will present to the membership for approval at our annual meeting on Thursday, November 6, 2025. For the rest of this month, the Board would like to give you the opportunity to review the documents and give us constructive feedback. In September, we will have the Association's attorney do a final review of the documents for legality and completion. The result, we hope, is a set of governing documents that are clear, comprehensive, and helpful.

We will post on the KSEHOA website at [saddlebrookestateskeller.com](http://saddlebrookestateskeller.com), Associa PMG's website at [townsq.io](http://townsq.io), and on the Keller Saddlebrook Estates private Facebook page. You can email your feedback to [saddlebrookestateskeller@gmail.com](mailto:saddlebrookestateskeller@gmail.com). We look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads 'Jennifer Umphress'.

Jennifer Umphress, Secretary  
Keller Saddlebrook Estates HOA Board of Directors