

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 24, 2025 01:01 PM Fee: \$33.00

2025081547

Electronically Recorded

THE STATE OF TEXAS
COUNTY OF TRAVIS

Villages of Hidden Lake Homeowners Association, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Villages of Hidden Lake Homeowners Association, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Villages of Hidden Lake

Name of the Association: Villages of Hidden Lake Homeowners Association, Inc.

Subdivision Location: Pflugerville, Texas 78660

Recording Data for the Subdivision:

Recorded as Document No. 2005032533 of the Official Public Records of Travis County, Texas.

Recording Data for the Declaration is:

Document Name	Document No.
Amended and Restated Master Declaration of Covenants, Conditions and Restrictions Villages of Hidden Lake	2005150018
Villages of Hidden Lake First Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions	2005182378
Villages of Hidden Lake Second Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions	2008064495
Villages of Hidden Lake Third Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions	2010051346
Villages of Hidden Lake Fourth Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions	2010151771
Villages of Hidden Lake Fifth Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions	2013210392
Villages of Hidden Lake Sixth Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions	2017180279
Villages of Hidden Lake [Phases 1, 2A, 2B, 3A, 3B, 4A, 4B 4C SA, SB and 6A] Amended and Restated Development Area Declaration	2009189120
Villages of Hidden Lake First Amendment to Amended and Restated Development Area Declaration [Phases 1, 2A, 2B, 3A, 3B, 4A, 4B, 4C, SA, SB and 6A]	2014070228
Villages of Hidden Lake Notice of Applicability of Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Phase 4A]	2006093121
Villages of Hidden Lake [Phase 4B] Notice of Applicability	2005222052

Villages of Hidden Lake Notice of Applicability of Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Phase 4C]	2006206393
Villages of Hidden Lake Notice of Applicability of Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Phase SA]	2007064096
Villages of Hidden Lake Notice of Applicability of Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Phase SB]	2006145331
Villages of Hidden Lake Notice of Applicability of Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section 6B-1]	2013051566
Villages of Hidden Lake Notice of Applicability of Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Development Area Declaration [Adding Section 6B-2]	2014050173

Mailing Address of the Association, or Name, Mailing Address of Person or Entity Managing the Association:

Villages of Hidden Lake Homeowners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
CareTeam@RowCal.com
512-580-4212

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375
Upgraded Resale Certificate: \$450
Advanced Dues: Current monthly assessment rate 1x
Working Capital Fee: \$1,000
Resale Certificate UPDATE (1-180 days): \$75
Transfer Fee Charged by Management Company: \$275
HomeWise Convenience Fee: \$9.95
HomeWise Process Fees: \$20-50
Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas
County of Travis

Signed this the 16th day of July, 2025.

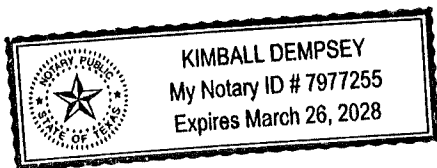
Villages of Hidden Lake Homeowners Association, Inc.
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 16th day of July, 2025
acknowledged that this instrument was signed for the purposes and intent herein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/28

After recording, return to the managing agent, RowCal Management:

Villages of Hidden Lake Homeowners Association, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442