


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
IDLEWOOD AT HIDDEN LAKES HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF TARRANT §

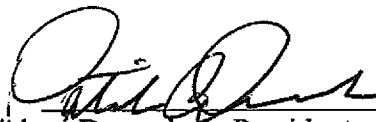
The undersigned, being the Managing Agent of Idlewood at Hidden Lakes Homeowners Association, Inc. a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Idlewood at Hidden Lakes Homeowners Association, Inc.:

1. Name of Subdivision: Idlewood at Hidden Lakes.
2. Name of Association: Idlewood at Hidden Lakes Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Idlewood at Hidden Lakes is an addition to the city of Keller located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Numbers Part of the J. Hibbens Survey, Abstract No. 640 and the T Peck Survey, Abstract No. 1210 situated in the northeast part of Tarrant County, Texas; and embracing a portion of the tract described in the deed to Hidden Lakes Partners, Ltd., recorded in Volume 12422, Page 1250 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Idlewood at Hidden Lakes, a subdivision located in Tarrant County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Idlewood at Hidden Lakes Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Tarrant County, Texas as follows:
 - a. Recording Date: 12/07/1998; Filed Document: DCCER; Recording Information: D198283692
5. Name and Mailing Address of the Association is: Idlewood at Hidden Lakes Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Idlewood at Hidden Lakes Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is:<https://idlewoodathiddenlakes.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 7th day of May 2024.

IDLEWOOD AT HIDDEN LAKES
HOMEOWNERS ASSOCIATION, INC.

By: 
Patrick Droesch, President of FirstService
Residential Texas, Inc.

THE STATE OF TEXAS

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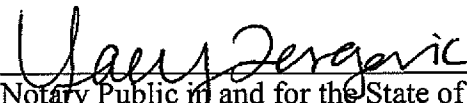
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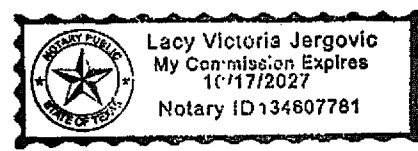
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 7 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Idlewood at Hidden Lakes Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.


Notary Public in and for the State of Texas



E-RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479