

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HIDDEN CREEK COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Hidden Creek Community Association, Inc., a non-profit corporation ("**Association**") 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 the Association:

1. Name of Subdivision: The name of the subdivision is Hidden Creek.
2. Name of Association: The name of the Association is Hidden Creek Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Hidden Creek, Phase One (1), a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume J, Page 636 *et seq.*, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Hidden Creek, Phase 2A, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume L, Page 492, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Hidden Creek, Phase 2B, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume L, Page 871, as amended in Volume M, Page 432, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Hidden Creek, Phase 3A, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume M, Page 380, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Hidden Creek, Phase 3B, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume N, Page 595, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Hidden Creek, Phase 3C, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume L, Page 886, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Hidden Creek, Phase 3D, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume N, Page 544, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Hidden Creek, Phase 4, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume M, Page 142 *et seq.*, as amended in Volume N, Page 799 of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Chancellor Creek, a subdivision in Collin County, Texas, according to the map or plat thereof recorded in Volume M, Page 145 *et seq.*, of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions for Hidden Creek.
- (2) Declaration of Covenants, Conditions and Restrictions for the Lots in Chancellor Creek.
- (3) First Amendment to and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- (4) Second Amendment to and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- (5) Third Amendment to and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- (6) Fourth Amendment to and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- (7) Fifth Amendment to and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- (8) Amendment No. 6 to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.

- (9) Seventh Amendment to Declaration of Covenants, Conditions, and Restrictions for Hidden Creek.
- (10) Eighth Amendment to Declaration of Covenants, Conditions, and Restrictions for Hidden Creek.
- (11) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- (12) Tenth Amendment/Supplement to Declaration of Covenants, Conditions and Restrictions for Hidden Creek [Annexation of the Enclave at Hidden Creek].

b. Recording Information:

- (1) Collin County Clerk's File No. 97-0014377.
- (2) Collin County Clerk's File No. 2000-0095196.
- (3) Collin County Clerk's File No. 99-0086196.
- (4) Collin County Clerk's File No. 99-0138367.
- (5) Collin County Clerk's File No. 2000-0098476.
- (6) Collin County Clerk's File No. 2000-0085391.
- (7) Collin County Clerk's File No. 2000-0133153.
- (8) Collin County Clerk's File No. 2000-0112247.
- (9) Collin County Clerk's File No. 2001-0041117.
- (10) Collin County Clerk's File No. 2002-0146303.
- (11) Collin County Clerk's File No. 20111010001082740.
- (12) Collin County Clerk's File No. 20140813000860740.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hidden Creek Community Association, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
866.473.2573
hidcrk@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at: www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
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Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

Resale Certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 2nd day of August, 2024.

HIDDEN CREEK COMMUNITY ASSOCIATION, INC.

By: RealManage, Managing Agent

Kim Weir

Printed: Kim Weir

Its: Managing Agent.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 2 day of August, 2024 personally appeared Kim Weir, Managing Agent of Hidden Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Rachel Rene Weston
Notary Public in and for the State of Texas

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000095998

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 06, 2024 02:38 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024000095998

Receipt Number: 20240806000363

Recorded Date/Time: August 06, 2024 02:38 PM

User: Amanda J

Station: Station 6

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX