

THE STATE OF TEXAS

COUNTY OF SMITH

**MANAGEMENT CERTIFICATE FOR
HIDE-A-WAY LAKE CLUB, INC.**

1. Name of Subdivision: Hide-A-Way Lake
2. Name of Homeowners Association: Hide-A-Way Lake Club, Inc.
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association:
Hide-A-Way Lake Club, Inc., 101 Hide-A-Way Lane Central, Hideaway TX 75771
(903-882-6151)
6. The Associations designated representative is: Robert W. James, General Manager,
Hide-A-Way Lake Club, Inc., 101 Hide-A-Way Lake Lane Central Hideaway TX 75771
(903-882-6151)
7. The Associations Register Agent is: Joan A. Hayes, Assistant General Manager, Hide-A-
Way Lake Club, Inc. , 101 Hide-A-Way Lane Central, Hideaway TX 75771.
(903-882-6151)
8. Other information the Association considers appropriate for the governing,
administration, or operation of the subdivision and homeowners association:
Articles of Incorporation (Exhibit "B")

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Hide-A-Way Lake club, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on the Management Certificate for anything other than for identifying and contacting the Association.

Hide-A-Way Lake Club, Inc.

By: Robert W. James

Printed Name: ROBERT W. JAMES

Printed Title: General Manager

THE STATE OF TEXAS

COUNTY OF SMITH

This instrument was acknowledged and signed before me on this the 31 day of Dec, 2021 by Robert W. James, the General Manager of the Hide-A-Way Lake Club, Inc. on behalf of the Association.

Joan A. Hayes
Notary Public - State of Texas

After Recording Return To:
Hide-A-Way Lake Club, Inc.
101 Hide-A-Way Lane Central
Hideaway Texas 75771

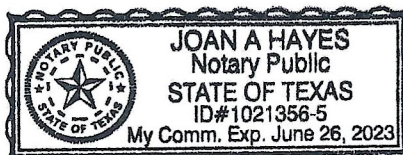


EXHIBIT "A"

HIDE-A-WAY LAKE, a subdivision of multiple sections located in Smith County, Texas, and any other subdivisions which may have been, or may be, annexed thereto and made subject to the authority of the Association, which sections were original encumbered by restrictive covenants filed of record in Smith County, Texas as follows:

Recording Date	Document Description and Recording Data
05/03/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 1 Subdivision Vol 1228 Pg 89
06/29/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 5 Subdivision and Unit No. 6 Subdivision Vol 1233 Pg 527
08/03/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 7 Subdivision Vol 1237 Pg 218
09/01/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 8 Subdivision and Unit No. 9 Subdivision Vol 1240 Pg 614
10/16/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 11 Subdivision, Unit No. 12 Subdivision, Unit No. 13 Subdivision, Unit No. 14 and Unit No. 15 Subdivision Vol 1245 Pg 189
11/07/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 10 Subdivision Vol 1247 Pg 267
11/23/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 16 Subdivision and Unit No. 17 Subdivision Vol 1249 Pg 318
12/13/67	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 18 Subdivision Vol 1251 Pg 349
03/26/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 22 Subdivision, Unit No. 23 Subdivision and Unit No. 24 Subdivision Vol 1266 Pg 425
03/29/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 19 Subdivision, Unit No. 20 Subdivision and Unit No. 21 Subdivision Vol 1260 Pg 527
06/23/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 28 Subdivision Vol 1271 Pg 467
06/25/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 25 Subdivision Vol 1259 Pg 151

Recording Date	Document Description and Recording Data
09/03/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 29 Subdivision, Unit No. 30 Subdivision, Unit No. 31 Subdivision, Unit No. 32 Subdivision, Unit No. 33 Subdivision and Unit No. 34 Subdivision Vol 1275 Pg 448
10/08/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 35 Subdivision Vol 1279 Pg 369
11/18/68	Restrictions, Covenants and Conditions Applicable to Lots 1564 through and including Lot 1581 Unit No. 32 Subdivision Vol 1283 Pg 129
11/25/68	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 36 Subdivision, Unit No. 37 Subdivision, Unit No. 38 Subdivision, Unit No. 39 Subdivision and Unit No. 40 Subdivision Vol 1283 Pg 601
08/06/69	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 41 Subdivision Vol 1308 Pg 549
08/06/69	Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 42 Subdivision Vol 1308 Pg 555
03/29/74	Restrictions, Covenants and Conditions (1.737 acres) Vol 1488 Pg 663
04/30/92	Affidavit of Dan Gannaway, President of Hide-A-Way Lake Club, Inc. consent to change Declaration of Covenants, Conditions and Restrictions of Hide-A-Way Lake Subdivision (specific Units, see document) Vol 3226 Pg 513
08/31/92	Affidavit of Milt Geiger, President of Hide-A-Way Lake Club, Inc. consent to change Declaration of Covenants, Conditions and Restrictions of Hide-A-Way Lake Subdivision (specific Units, see document) Vol. 3270 Pg 718
09/06/00	Declaration of Covenants and Restrictions of Lake Hide-A-Way Unit 48 2000-R0039181
12/12/00	Affidavit Authenticating Articles of Merger of Domestic Corporations (Hide-A-Way Lake Club, Inc. and Hide-A-Way Lake Home Owners, Inc.) 2000-R0001221
01/25/07	Building Code of Hide-A-Way Lake Club, Inc. 2007-R00004198
01/25/07	Rules and Regulations Hide-A-Way Lake Club, Inc. 2007-R00004199

<u>Recording Date</u>	<u>Document Description and Recording Data</u>
01/25/07	Deed Restrictions of Hide-A-Way Lake Club Inc. for specific Units and Lots. (see document) 2007-R00004200.
02/05/21	Bylaws 202101005316
12/20/19	Rules & regulations 20190100043340
06/13/08	Unit 53 Deed Restrictions 2008-R00019140
03-06-17	Unit 54 Deed Restrictions 20170100008607
04/29/19	Unit 55 Deed Restrictions 20190100013222
10/15/19	Unit 56 Deed Restrictions 20190100035079
05/12/20	Unit 57 Deed Restrictions 20200100015512
04/14/21	Unit 58 Deed Restrictions 202101014636
01/22/19	Unit 60 Deed Restrictions 201901100002243
09/20/21	Unit 61 Deed Restrictions 202101039306

EXHIBIT "B"

ARTICLES OF INCORPORATION
OF

HIDE-A-WAY LAKE HOME OWNERS, INC.

FILED
the Office of the
Clerk of the State of Texas

SEP 27 1984

Clerk E
Corporations Section

A corporation under the Texas Nonprofit Corporation Act, Article 1396 of the Texas Revised Civil Statutes, is hereby formed as follows:

1. Name. The name of the corporation is Hide-A-Way Lake Home Owners, Inc.

2. Nonprofit. The corporation is a nonprofit corporation. No part of the net earnings of the organization shall inure to the benefit of any member of the corporation other than by (a) the acquiring, constructing, managing, maintaining, or caring for the corporation's property, (b) a rebate of any excess dues, fees, or assessments, or (c) reasonable compensation for service rendered or reimbursement of reasonable expenses incurred.

3. Duration. The period of duration of the corporation is perpetual.

4. Purpose. The purpose for which the corporation is organized is to acquire, construct, manage, maintain, and care for certain property, rights, and interests of the owners of lots, residences, or residential units in the residential real estate development located in Smith County, Texas known as Hide-A-Way Lake for the use, benefit, and enjoyment of all the corporation's members.

5. Registered Agent and Office. The name of the initial registered agent and the street address of the initial registered office of the corporation is Thomas W. Cobb, 165 Hide-A-Way Lane, Lindale, Texas 75771.

6. Name and Address of Each Director. The name and address of each initial director of the corporation is:

<u>NAME</u>	<u>ADDRESS</u>
Jim Bernard	Rt. 4, Box 693 Lindale, Texas 75771
F. R. Redfern	Rt. 4, Box 115 Lindale, Texas 75771
Larry Covin	Rt. 4, Box 212 Lindale, Texas 75771

W. H. Johnson	Rt. 5, Box 361 Lindale, Texas	75771
Harold Wurtele	Rt. 5, Box 450 Lindale, Texas	75771
Jack Kirkpatrick	Rt. 5, Box 564 Lindale, Texas	75771
Norman Vanek	Rt. 4, Box 629 Lindale, Texas	75771
Jerry Robertson	Box 1078 Lindale, Texas	75771
Parker L. Hunt	Rt. 5, Box 170 Lindale, Texas	75771
George Van Meter	Rt. 5, Box 314 Lindale, Texas	75771
Bob Byerly	Rt. 5, Box 385 Lindale, Texas	75771
Luther Yates	Rt. 4, Box 472 Lindale, Texas	75771

7. Name and Address of Each Incorporator. The name and address of each incorporator of the corporation is:

<u>NAME</u>	<u>ADDRESS</u>	
Norman Vanek	Rt. 4, Box 629 Lindale, Texas	75771
Jack Kirkpatrick	Rt. 5, Box 564 Lindale, Texas	75771
Thomas W. Cobb	Rt. 4, Box 425 Lindale, Texas	75771

8. No Stock. The corporation has no stock or shares of ownership.

9. Members. The members of the corporation are the owners of lots, residences, or residential units in the residential real estate development located in Smith County, Texas known as



The State of Texas

Secretary of State

CERTIFICATE OF INCORPORATION

OF

HIDE-A-WAY LAKE HOME OWNERS, INC.
CHARTER NUMBER 722366

THE UNDERSIGNED, AS SECRETARY OF STATE OF THE STATE OF TEXAS,
HEREBY CERTIFIES THAT ARTICLES OF INCORPORATION FOR THE ABOVE
CORPORATION, DULY SIGNED AND VERIFIED HAVE BEEN RECEIVED IN THIS
OFFICE AND ARE FOUND TO CONFORM TO LAW.

ACCORDINGLY THE UNDERSIGNED, AS SUCH SECRETARY OF STATE, AND BY
VIRTUE OF THE AUTHORITY VESTED IN HIM BY LAW, HEREBY ISSUES THIS
CERTIFICATE OF INCORPORATION AND ATTACHES HERETO A COPY OF THE
ARTICLES OF INCORPORATION.

DATED SEP. 27, 1934



A handwritten signature in dark ink, appearing to read "W. M. ...", positioned above a horizontal line.

Secretary of State

Hide-A-Way Lake, and their classes, manner of election or appointment, qualifications, and rights are as provided in the corporation's bylaws.

10. Voting. Voting control of the corporation is vested in the owners of individual lots, residences, or residential units in the residential real estate development located in Smith County, Texas known as Hide-A-Way Lake as provided in the corporation's bylaws.

INCORPORATORS:

Norman Vanek
Norman Vanek

Jack Kirkpatrick
Jack Kirkpatrick

Thomas W. Cobb
Thomas W. Cobb

Subscribed and sworn to before me by Norman Vanek on this date of 9/24/84.

Sam L. Stinson
Notary Public, State of Texas

Subscribed and sworn to before me by Jack Kirkpatrick on this date of 9/24/84.

Sam L. Stinson
Notary Public, State of Texas

Subscribed and sworn to before me by Thomas W. Cobb on this date of 9/24/84.

Sam L. Stinson
Notary Public, State of Texas



VG-93-2022-202201005660

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201005660

Real Property Recordings
CERTIFICATE

Recorded On: February 10, 2022 02:13 PM

Number of Pages: 9

Billable Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** 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.

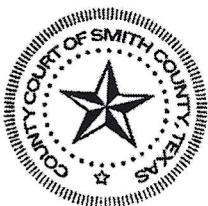
File Information:

Document Number: 202201005660

Receipt Number: 20220210000139

Recorded Date/Time: February 10, 2022 02:13 PM

User: Tammy P



STATE OF TEXAS

Smith County

**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 Records of Smith County, Texas**

Karen Phillips
Smith County Clerk
Smith County, TX