

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**HIDDEN LAKES DESOTO HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent for Hidden Lakes Desoto Homeowners 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 Lakes.
2. Name of Association: The name of the Association is Hidden Lakes Desoto Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Hidden Lakes" recorded in the Official Public Records of Real Property of Dallas County, Texas under Clerk's File No. 202200225697 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Hidden Lakes.
  - b. Recording Information:
    - (1) Dallas County Clerk's File No. 202200225697.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hidden Lakes Desoto Homeowners Association, Inc. c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association

Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.singermanagement.com](http://www.singermanagement.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 70.00
Singer Transfer Fee	\$ 250.00
Payoff Statement of Account	\$ 70.00
Rush Fee	\$ 55.00 - \$110.00
Capitalization Fee [Declaration Article IV, Section 4.11]	Upon acquisition of title to a Lot by every Owner (other than Declarant or Builder as those terms are defined in the Declaration), a contribution shall be made by the purchaser to the working capital of the Association in an amount equal to six (6) months of the annual assessment per Lot. For 2025 the Capitalization Fee is in the amount of \$500.00. For future years, the Capitalization Fee must be verified by the Association.

[The remainder of this page left blank intentionally.]

Executed on this 7th day of April, 2025.

**HIDDEN LAKES DESOTO HOMEOWNERS  
ASSOCIATION, INC.**

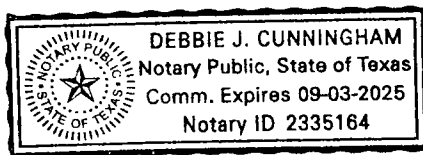
By: Singer Association Management, Inc.,  
Managing Agent

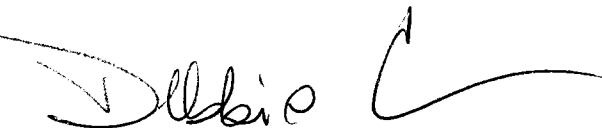
  
Tia K. Singer, President

\*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 DALLAS       §

BEFORE ME, the undersigned notary public, on this 7th day of April, 2025 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for Hidden Lakes Desoto Homeowners 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.



  
Notary Public in and for the State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500070157

eRecording - Real Property

Recorded On: April 08, 2025 08:37 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 202500070157  
Receipt Number: 20250407000517  
Recorded Date/Time: April 08, 2025 08:37 AM  
User: Pamela G  
Station: CC149

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX