


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE HIDDEN LAKES MASTER ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF TARRANT §

The undersigned, being the Managing Agent of The Hidden Lakes Master 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 The Hidden Lakes Master Association, Inc.:

1. Name of Subdivision: The Hidden Lakes Master.
2. Name of Association: The Hidden Lakes Master Association, Inc.
3. Recording Data for the Subdivision:
 - a) The Hidden Lakes Master 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 as:
 - a. Volume 13041 Page 102;
 - b. Volume 13061, Page 56; and
 - c. Document No. D207097569 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) The Hidden Lakes Master is subject to the Declaration of Covenants, Conditions, and Restrictions for The Hidden Lakes Master Association, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
 - a. Filed Document: Declaration of Covenants, Conditions and Restrictions; Filed Date: November 6, 1996; Recording Information: D196221415.
 - b. Filed Document: Amendment to and Consolidation of Declaration of Covenants, Conditions and Restrictions; Filed Date: October 9, 2000; Recording Information: D200228473.
 - c. Filed Document: Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions; Filed Date: January 5, 2007; Recording Information: D207006331.
 - d. Filed Document: Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions; Filed Date: June 19, 2007; Recording Information: D207213638.

- e. Filed Document: Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions; Filed Date: April 4, 2008; Recording Information: D208120385.
 - f. Filed Document: Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions; Filed Date: April 25, 2011; Recording Information: D211095556.
 - g. Filed Document: Amendment to Master Declaration of Covenants, Conditions and Restrictions; Filed Date: June 27, 2013; Recording Information: D213166910.
 - h. Filed Document: Supplemental Declaration to Master Declaration of Covenants, Conditions and Restrictions; Filed Date: November 25, 2013; Recording Information: D213301525.
5. Name and Mailing Address of the Association is: The Hidden Lakes Master 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: The Hidden Lakes Master 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://hiddenlakes.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 (Within 60 days of Original Request): \$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. Developer to Builder Fee: \$340.00.
 - f. HOA Questionnaire (optional): \$250.00.
 - g. Loan Estimate Questionnaire (optional): \$100.00.
 - h. Access Card (Initial Sales D/B to H): \$20.00.
 - i. Conveyance Fee (Initial Sales D/B to H): \$200.00.
 - j. Access Card (Resales H to H): \$20.00.
 - k. Conveyance Fee (Resales H to H): \$200.00.
 - l. Builders Initiation Fee Resales (D to B): \$800.00.

Executed on this the 15th day of October 2024.

THE HIDDEN LAKES MASTER ASSOCIATION,
INC.

By: Jennifer Huerta
Jennifer Huerta, Market President of FirstService
Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS

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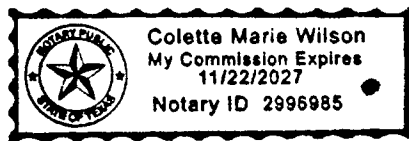
ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 15th day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing The Hidden Lakes Master 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 and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479