

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**for****HSE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS HSE Homeowners Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bexar County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as "Hidden Springs" are as follows:

Subdivision Name
Hidden Springs Estates
HSE
Hidden Springs Estates, Planned Unit Development

2. Name of the association.

HSE Homeowners Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Bexar County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Hidden Springs Estates Planned Unit Development	01/20/1984	704199
Hidden Springs Estates Planned Unit Development	01/20/1984	704197
Hidden Springs Estates Planned Unit Development	01/20/1984	704203
Hidden Springs Estates Planned Unit Development	01/20/1984	704202
Hidden Springs Estates Planned Unit Development	01/20/1984	704198
Hidden Springs Estates Planned Unit Development	01/20/1984	704201
Hidden Springs Estates Planned Unit Development	01/20/1984	704200

Amending Plat of a Portion of Hidden Springs Estates Planned Unit Development	05/14/1996	96-0070546
Amending Plat of a Portion of Hidden Springs Estates Planned Unit Development	05/14/1996	96-0070548
Amending Plat of a Portion of Hidden Springs Estates Planned Unit Development	05/14/1996	96-0070549
Amending Plat of a Portion of Hidden Springs Estates Planned Unit Development	05/14/1996	96-0070547
Amending Plat of a Portion of Hidden Springs Estates Planned Unit Development	05/14/1996	96-0070544
Amending Plat of a Portion of Hidden Springs Estates Planned Unit Development	05/14/1996	96-0070545
Replat Of Hidden Springs Estates Planned Unit Development	08/22/1996	96-0128248
Replat Of Hidden Springs Estates Planned Unit Development	08/22/1996	96-0128243
Replat Of Hidden Springs Estates Planned Unit Development	08/22/1996	96-0128244
Replat Of Hidden Springs Estates Planned Unit Development	08/22/1996	96-0128245
Replat Of Hidden Springs Estates Planned Unit Development	08/22/1996	96-0128246
Replat Of Hidden Springs Estates Planned Unit Development	08/22/1996	96-0128247

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Bexar County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Hidden Springs Estates Declaration of Restrictive Covenants Block 1, 2, & 3	09/04/1984	825443
Hidden Springs Estates Amended Declaration of Restrictive Covenants	09/02/1993	93-2559388
Hidden Springs Estates Second Amended Declaration of Restrictive Covenants	12/03/1993	93-2564453
Amended and Restated Declaration of Restrictive Covenants for Hidden Springs Estates a Planned Unit Development	06/24/1996	96-0091840

5. Name and mailing address for the association.

HSE Homeowners Association, Inc.
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178
Telephone: 210-490-9000
Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance of Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – for assessment quotes, resale certificates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – for assessments quotes, resale certificates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – for assessment quotes, resale certificates, compliance inspections/re-inspections & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 15th day of December, 2023.

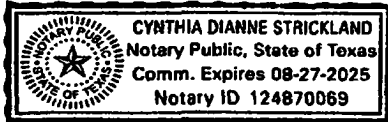
HSE Homeowners Association, Inc.
By: C.I.A. Services, Inc., Managing Agent

Nancy Bowling
Nancy Bowling, Community Manager

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 15th day of December, 2023 personally appeared Nance Bowling, Community Manager for C.I.A. Services, Inc., Managing Agent for HSE 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.



Cynthia D Strickland
Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230229505
Recorded Date: December 18, 2023
Recorded Time: 2:13 PM
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Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/18/2023 2:13 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk