

(To be recorded in Real Property Records of Tarrant County, Texas)

Woodlands at Hidden Lakes Homeowners Association, Inc. Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D213325944 and D206138150

1. Subdivision information. Woodlands at Hidden Lakes is an addition to the city of Keller in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Plat I: Document D199002333, recorded on January 5th, 1999

2. Declaration information. Lots in Woodlands at Hidden Lakes are subject to Declaration of Covenants, Conditions and Restrictions for Woodlands at Hidden Lakes Phase I, recorded on May 24, 2000, as Document No. D200110365.

3. Name of property owners association. Woodlands at Hidden Lakes Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Woodlands at Hidden Lakes Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://woodlandsathiddenlakes.connectresident.com/>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.



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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Signed this 21 day of Dec 2022

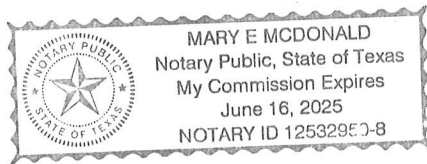
Woodlands at Hidden Lakes Homeowners Association, Inc., a Texas property owners' association

By: 

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 21 day of Dec 2022
by Lisa Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.

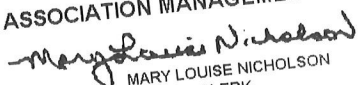



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Woodlands at Hidden Lakes Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



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TARRANT COUNTY, TEXAS
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Fees: \$23.00

MARY LOUISE NICHOLSON
COUNTY CLERK