

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 28591

ERecordings-RP

Recorded On: October 26, 2023 11:54 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$28.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

Document Number: 28591
Receipt Number: 20231026000078
Recorded Date/Time: October 26, 2023 11:54 AM
User: Kenady P
Station: CC007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
OF
HIDDEN MEADOWS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Hidden Meadows Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hidden Meadows.
2. The name of the Association: Hidden Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Hidden Meadows, recorded under Document No. 2023-28500 in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Hidden Meadows Residential Community, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Hidden Meadows Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>
7. Website to access the Association's dedicatory instruments:
www.hiddenmeadowstxhoa.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$200.00

Transfer Fee - \$150.00

Resale Certificate Fee:

- \$250.00 - \$350.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$350.00 - \$450.00 (Owner to Owner)

Refinance Certificates, PUD forms, lender questionnaires or other related forms:
\$25.00 - \$100.00, , depending upon the type of form.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

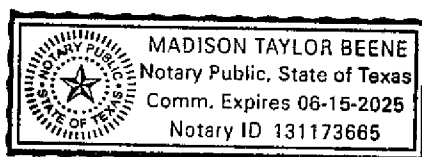
HIDDEN MEADOWS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Annie Hepner
Name: Annie Hepner
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 24 day of October, 2023 by Annie Hepner, President of Hidden Meadows Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Hidden Meadows, recorded under Document No. 2023-28500 in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time.
2. Hidden Meadows Community Manual, recorded under Document No. 2023-28511 in the Official Public Records of Grayson County, Texas, as the same may be amended and supplemented from time to time.
3. Hidden Meadows Adoption of Working Capital Assessment, recorded under Document No. 2023-28510 in the Official Public Records of Grayson County, Texas.

ATTACHMENT 1

HIDDEN MEADOWS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE