



20211201002440710

12/01/2021 12:38:48 PM CT 1/2

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Name of Subdivision: Hidden Creek Estates Phases I & II,
an addition to the City of Royce City, Collin County, Texas

Name of Association: Hidden Creek Estates Homeowners' Association, Inc.

Recording Data of Subdivision: Map Records, Collin County, TX Cabinet P, Slide 478

<u>Recording Information for Governing Documents</u>	
Document Title	Recording Information
Restrictive Covenants Applicable to Hidden Creek Estates Phase One	Real Property Records of Collin County, Texas Volume 5799, beginning at page 989
First Restated Restrictive Covenants Applicable to Hidden Creek Estates Phases I & II <i>(Amends, restates and supersedes in its entirety the Restrictive Covenants Applicable to Hidden Creek Estates Phase One)</i>	Collin County Deed Records Document No. 2005-0062849 Volume 5917 beginning at page 00279
First Amendment to the First Restated Restrictive Covenants Applicable to Hidden Creek Estates Phases I & II Royce City, Collin County Texas	Official Public Records Collin County, Texas Document No. 20140722000764010 Date 07/22/2014 Time: 12:37:43 PM
Second Amendment Notice of Filing of Dedicatory Instrument <i>(Amendment regarding house and yard maintenance)</i>	Official Public Records Collin County, Texas Document No. 20150902001119470 Date 09/02/2015 Time: 11:53:00 AM No 1/5
Amendment to the First Restated Restrictive Covenants Applicable to Hidden Creek Estates Phases I & II Royce City, Collin County, Texas Third Amendment: Pertaining to Assessments and Fines	Official Public Records Collin County, Texas Document No. 20160601000682230 Date 06/01/2016 Time: 02:07:30 PM

Mailing Address of the Association: Hidden Creek Estates Homeowners Association, Inc.
c/o Village Association Management, LLC
P.O. Box 460057, Garland, TX 75046-0057
Association Website: www.Hidden-Creek-Estates-HOA.com

Name and contact information of the person or entity managing the Association:

Entity: Village Association Management, LLC

Person: Mary Kathryn Lightsey

Mailing Address: P.O. Box 460057

Phone: (214) 552-1629 Fax: (877) 568-9199

Email: info@villagemgmt.com

Garland, TX 75046-0057

On the web @: www.villagemgmt.com

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Additional Information and Fees Charged in Connection with a Transfer of Ownership

1. Resale Certificate Fee will not exceed \$375.00
2. Buyer's Capital Contribution (Contribution to the Reserve) is \$150.00
3. All governing documents are posted on the Association's website: www.hidden-creek-estates-hoa.com and available for members to download.
4. Hidden Creek Estates HOA is a mandatory property owners association. Buyers are advised to independently examine the use restrictions to thoroughly understand the maintenance and usage requirements.

Signed this 13 day of November, 2021

By: _____

Matthew Harper
President of the 2021 Board of Directors
Sunrise Meadows HOA, Inc.

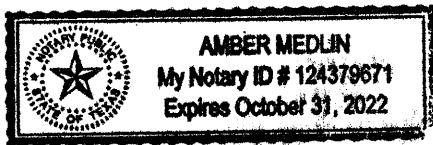
NOTARY'S ACKNOWLEDGEMENT

STATE OF TEXAS
COLLIN COUNTY

On this 13 day November, 2021 before me personally appeared Matthew Harper, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

Amber Medlin

Notary Public in and for the State of Texas



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/01/2021 12:38:48 PM
\$30.00 J MORRISON
20211201002440710

After Recording, Return to:
Hidden Creek Estates HOA
P.O. Box 460057
Garland, TX 75046-0057



Stacey Kemp