

**AMENDED MANAGEMENT CERTIFICATE OF
MAYPEARL HIDDEN HILLS OWNERS ASSOCIATION, INC.
PURSUANT TO TEX. PROP. CODE §209.004**

The undersigned, President of Maypearl Hidden Hills Owners Association, Inc. ("Association"), a Texas non-profit corporation and a "property owners association" as defined in Tex. Prop. Code §209.002(7)(A)-(C), submits the following information in accordance with Tex. Prop. Code §209.004, which supersedes any previous Management Certificate recorded by the Association:

1. The name of the Subdivisions: Maypearl Hidden Hills.
2. The name of the Association: Maypearl Hidden Hills Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the Subdivisions:

Plats recorded as follows: Instrument No. 1101874, Volume H, Page 793; Instrument No. 1505216, Volume I, Page 443; Instrument No. 1509983, Volume I, Page 481; Instrument No. 1614333, Volume I, Page 663; Instrument No. 1711250, Volume J, Page 45; Instrument No. 1828404, Volume J, Page 426, Official Public Records of Ellis County, Texas.

4. The recording data for the Declaration and amendments to the Declaration:

Declaration of Covenants, Conditions and Restrictions for Maypearl Hidden Hills, recorded as Instrument No. 1101883, in Volume 2553, Page 330, Official Public Records of Ellis County, Texas;

First Amendment to Declaration of Covenants, Conditions and Restrictions for Maypearl Hidden Hills, recorded as Instrument No. 1228910, in Volume 2670, Page 1210, Official Public Records of Ellis County, Texas;

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Maypearl Hidden Hills, recorded as Instrument No. 2149368, Official Public Records of Ellis County, Texas; and

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Maypearl Hidden Hills, recorded as Instrument No. 2225594, Official Public Records of Ellis County, Texas.

5. The name and mailing address of the Association:

Maypearl Hidden Hills Owners Association, Inc.
P.O. Box 152
Maypearl, Texas 76064

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Jennifer Peterson, President
Maypearl Hidden Hills Owners Association, Inc.
136 Sullivan Way
Waxahachie, Texas 75167
(817) 917-7340
jpeterson@hrmansfield.com

7. The website addresses of the internet website on which the Association's dedicatory instruments are available, in accordance with Tex. Prop. Code §207.006:

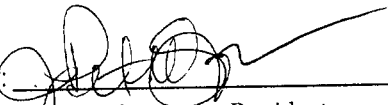
www.maypearlhiddenhills.com

8. The amount and description of fees charged by the Association relating to a property transfer in the Subdivision:

The Association may charge a reasonable and necessary fee, not to exceed \$375.00, to assemble, copy, and deliver the information required by Tex. Prop. Code §207.003(a), to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent: (1) a current copy of the restrictions applying to the Subdivision; (2) a current copy of the Bylaws and the Rules of the Association; and (3) a resale certificate prepared not earlier than the 60th day before the date the certificate is delivered that complies with Tex. Prop. Code §207.003(b); and a reasonable and necessary fee not to exceed \$75.00, to prepare and deliver an update of a resale certificate as provided by Tex. Prop. Code §207.003(f).

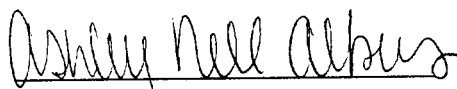
(SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE)

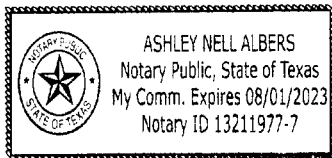
Maypearl Hidden Hills Owners Association, Inc.
a Texas non-profit corporation

By: 
JENNIFER PETERSON, President

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF ELLIS §

This instrument was acknowledged before me on the 10 day of February, 2023, by Jennifer Peterson, President of Maypearl Hidden Hills Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.


Notary Public - State of Texas



FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2303852 on February 13, 2023 at 10:43 AM



