

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
HIDDEN TRAILS COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Hidden Trails Community Association, Inc. (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 Trails.
2. The name of the Association: Hidden Trails Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the covenant with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Hidden Trails Community Association, Inc., c/o CCMC, 8360 E Via de Ventura, Suite L100, Scottsdale, Arizona 85258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultant Management Company (CCMC)

Attn: Dolores Ferguson

Mailing Address: 8360 E Via de Ventura, Suite L100, Scottsdale, Arizona 85258

Phone Number: (480) 624-7040

Email: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.hiddentrailslife.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 - \$750.00.

Community Enhancement Fee - 0.25% of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Comal County, Texas.

Returned Payment Fee - \$30.00 for each returned item.

Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

Resale Trustee/Lender Sale - \$375.00 per transaction.

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per Lot (\$50.00 per Lot for Developer to Builder).

Resale Disclosure Update - \$75.00.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**HIDDEN TRAILS COMMUNITY
ASSOCIATION, INC.,** a Texas non-profit
corporation

By: *[Signature]*

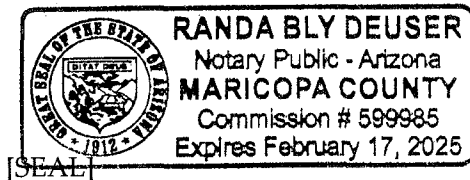
Name: *Dolores Ferguson*

Title: *Chief Executive Officer*

STATE OF *Arizona* §

COUNTY OF *Maricopa* §

This instrument was acknowledged before me this *13th* day of *November*, 20*21*
by *Dolores Ferguson*, *Chief Executive Officer* of Hidden Trails Community Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public Signature
Danda Bly Deuser

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Hidden Trails – Master Covenant [Residential], recorded as Document No. 201706003137, Official Public Records of Comal County, Texas.
2. Hidden Trails – Adoption of Working Capital Assessment, recorded as Document No. 201706003202, Official Public Records of Comal County, Texas.
3. Hidden Trails – Community Enhancement Covenant [Residential], recorded as Document No. 201706003233, Official Public Records of Comal County, Texas.
4. Hidden Trails – Development Area Declaration [Residential], recorded as Document No. 201706003234, Official Public Records of Comal County, Texas.
5. Hidden Trails – Design Guidelines [Residential], recorded as Document No. 201706025795, Official Public Records of Comal County, Texas.
6. Hidden Trails – First Amendment to Design Guidelines [Residential], recorded as Document No. 201706032433, Official Public Records of Comal County, Texas.
7. Hidden Trails – Community Manual, recorded as Document No. 201706041281, Official Public Records of Comal County, Texas.
8. Hidden Trails – Notice of Applicability [Residential] [4S Ranch Phase 1], recorded as Document No. 201706041282, Official Public Records of Comal County, Texas.
9. Hidden Trails – Second Amendment and Supplement to Design Guidelines [Residential], recorded as Document No. 201806021721, Official Public Records of Comal County, Texas.
10. Hidden Trails – Notice of Applicability [Residential] [4S Ranch Unit-4A, Unit-5A, and Unit-5C], recorded as Document No. 201906016600, Official Public Records of Comal County, Texas.
11. Hidden Trails – Notice of Applicability [Residential] [4S Ranch Unit-6A], recorded as Document No. 201906018959, Official Public Records of Comal County, Texas.
12. Hidden Trails – Notice of Applicability [Residential] [4s Ranch Unit-2A], recorded as Document No. 201906018960, Official Public Records of Comal County, Texas.
13. Hidden Trails – Third Amendment to Design Guidelines [Residential], recorded as Document No. 201906018958, Official Public Records of Comal County, Texas.
14. Hidden Trails – COVID-19 Policy, recorded as Document No. 202006020415, Official Public Records of Comal County, Texas.

15. Hidden Trails – Notice of Applicability [Residential] [4S Ranch Unit 2B, Unit 3, Unit 4B, Unit 4C, Unit 4D & Unit 5B], recorded as Document No. 202006038093, Official Public Records of Comal County, Texas.
16. Hidden Trails – Fourth Amendment to Design Guidelines [Residential], recorded as Document No. 202106010503, Official Public Records of Comal County, Texas.
17. Hidden Trails – Amended and Restated COVID-19 Policy, recorded as Document No. 202106018978, Official Public Records of Comal County, Texas.
18. Hidden Trails – First Amendment to Development Area Declaration [Residential], recorded as Document No. 202106032667, Official Public Records of Comal County, Texas.
19. Hidden Trails – First Supplement to Community Manual, recorded as Document No. 202106032666, Official Public Records of Comal County, Texas.
20. Hidden Trails – Second Amendment to Development Area Declaration [Residential], recorded as Document No. 202106033166, Official Public Records of Comal County, Texas.
21. Hidden Trails – Notice of Applicability [Residential], recorded as Document No. 202106048914, Official Public Records of Comal County, Texas.
22. Hidden Trails – Second Supplement to Community Manual, recorded as Document No. 202206019183, Official Public Records of Comal County, Texas.
23. Hidden Trails – Third Supplement to Community Manual, recorded as Document No. 202206019196, Official Public Records of Comal County, Texas.
24. Hidden Trails – Declarant Removal and Appointment of Directors, recorded as Document No. 202406029664, Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/28/2025 10:38:50 AM
JESS 5 Pages(s)
202506005648



Bobbie Koepp