

**LANDMARK OF HIDDEN VISTAS HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Landmark of Hidden Vistas Homeowners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Landmark of Hidden Vistas Homeowners Association

**Name of the Association:** Landmark of Hidden Vistas Homeowners Association  
Hidden Vistas Addition  
The Timbers  
Hidden Vistas III-R (The Landmark, The Timbers)

**Recording Data for Association and Restrictions:**

Community	County	Doc Type	Date Recorded	Instrument No.
Landmark of Hidden Vistas	Johnson	Records Retention, Production and Copying Policies	23-Apr-18	2018-10629
		Policies of Construction and Parking	23-Apr-18	2018-10631
		Amended Construction Rules and Citation Policy	20-May-21	2021-18333
		Amended Policy on Parking	10-May-21	2021-16769
		Declaration of CC&R	14-Nov-13	2013-27511
		Correction Instruments as to a Recorded Instrument	9-Jan-14	2014-524
Hidden Vista Addition		Amended Guidelines of Outlying Structures. Construction Rules, Regulations and Citation Policy and Amended Parking Rules	19-Mar-18	2018-7010
		Fine and Flagpole Policy	20-Feb-19	2019-4121
		Alternative Payment Schedule Guidelines	27-Nov-17	2017-29357
		Enforcement and Fine Policy	17-Apr-24	2024-10395
		Declaration of CC&Rs	9-Jan-14	2014-524
		Architectural Control Committee Policy	26-Jan-21	2021-3005
		Covenant Enforcement and Fine Policy	17-Apr-24	2024-10395
		Delinquency Protocol	4-Sep-18	2018-24602
		Amended Guidelines for Outlying Structures, Construction Rules, Regulations and Citation Policy and Amended Parking Rules	15-Aug-18	2018-22822
		The Timbers	Declarations of CC&R & Bylaws	31-Oct-12
Hidden Vistas III-R (The Landmark, The Timbers)		Declarations of CC&R & Bylaws	19-May-14	2014-10213

**Name and Mailing Address of the Association**

Landmark of Hidden Vistas Homeowners Association  
c/o Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

www.townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$95  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

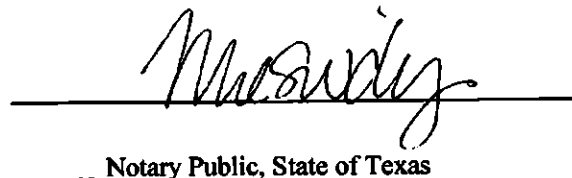
Executed on this the 11<sup>th</sup> day of June, 2024

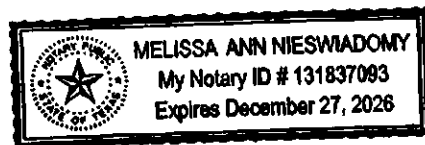
Landmark of Hidden Vistas Homeowners Association, acting by  
and through its managing agent, Principal Management Group of  
North Texas

  
Tiffany Dessaints, Branch Vice-President

STATE OF TEXAS           §  
                                      §  
COUNTY OF JOHNSON   §

This instrument was acknowledged before me on the 11<sup>th</sup> day of June, 2024 by Tiffany Dessaints, Branch Vice President  
with Principal Management Group of North Texas, the managing agent for Landmark of Hidden Vistas Homeowners  
Association, a Texas nonprofit corporation, on behalf of such corporation.

  
Notary Public, State of Texas



When recorded return to:  
Principal Management Group of North  
Texas  
801 E. Campbell Road, Ste 620  
Richardson, Texas 75081

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2024 - 20669

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: July 23, 2024 10:45 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024 - 20669  
Receipt Number: 20240723000078  
Recorded Date/Time: July 23, 2024 10:45 AM  
User: Cheryl W  
Station: CCLB05

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**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 Johnson County, Texas.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*