

LANDMARK OF HIDDEN VISTAS HOA

MANAGEMENT CERTIFICATE

1. Name of Subdivision: Hidden Vistas Addition
2. Name of Association: Landmark of Hidden Vistas HOA
3. Recording Data for Subdivision:

Plat for Phase 3 recorded in Drawer D, Volume 9, Page 948 of the Plat Records of Johnson County, Texas;

Plat for Phase 3 recorded in Drawer E, Volume 10, Page 450 of the Plat Records of Johnson County, Texas;

Plat for Phase 3-A recorded in Drawer E, Volume 10, Page 538 of the Plat Records of Johnson County, Texas;

Plat for Phase 3-B recorded in Drawer E, Volume 10, Page 619 of the Plat Records of Johnson County, Texas;

Together with any other filings or amendments of record.
4. Recording Data for Declaration:

Name of Instrument: Declarations of Covenants, Conditions, and Restrictions & Bylaws for Hidden Vistas Phase III-R (The Landmark, The Timbers)

Recording Information: Document Number 201200025562, in the real property records of Johnson County, Texas

Name of Instrument: Declarations of Covenants, Conditions, and Restrictions & Bylaws for Hidden Vistas Phase III-R (The Landmark, The Timbers)

Recording Information: Document Number 201400010213 in the real property records of Johnson County, Texas

Together with any other filings or amendments of record.
5. Mailing Address of the Association:

Landmark of Hidden Vistas HOA
c/o T & D Ross Management Services, Inc.
240 E. Renfro St., Suite 202
Burleson, Texas 76028

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative: T & D Ross Management Services, Inc.
240 E. Renfro St., Suite 202
Burleson, Texas 76028
7. Other Information the Association Considers Appropriate: Prospective buyers are advised to independently examine the Declaration, Bylaws and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to use.

Signed this 23 day of December, 2019.

Landmark of Hidden Vistas HOA, a Texas non-profit corporation

By: Stephen Baruch
[Signature], President

STATE OF TEXAS

§
§
§

COUNTY OF JOHNSON

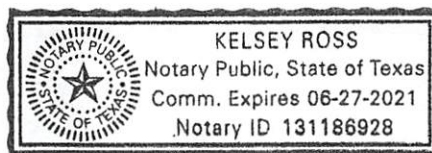
Before me, the undersigned authority, on this day personally appeared Stephen Baruch, President of LANDMARK OF HIDDEN VISTAS HOA, who signed the foregoing instrument, and acknowledged to me that he/she has executed this instrument for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this 23 day of December, 2019.

[Signature]
Notary Public, State of Texas

After recording return to:

Brittani W. Rollen
McDonald Sanders, P.C.
777 Main Street, Suite 1300
Fort Worth, TX 76102





70 2020 00001907

Johnson County
Becky Ivey
County Clerk
Cleburne 76033

Instrument Number: 2020-1907

As

POA Management Certificate

Recorded On: January 23, 2020

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment:

(Parties listed above are for Clerks reference only)

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

| | |
|----------------------------|-------|
| POA Management Certificate | 30.00 |
| Total Recording: | 30.00 |

***** DO NOT REMOVE. 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: 2020-1907
Receipt Number: 188294
Recorded Date/Time: January 23, 2020 11:20:19A
User / Station: M Davis - CCL42

Record and Return To:

MDDONALD SANDERS PC
777 MAIN STREET, STE 1300
FT WORTH TX 76102



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of
color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS