

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
HIDDEN SPRINGS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Hidden Springs Residential Community, 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 Springs.
2. The name of the Association: Hidden Springs Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Hidden Springs, a subdivision in Guadalupe County, Texas, according to the plat recorded under Document No. 202199004214, Official Public Records of Guadalupe County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Hidden Springs Residential Community, Inc., c/o FirstService Residential, 3424 Paesanos Pkwy, Ste 100, Shavano Park, Texas 78231
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential
 Attn: Monique Trevino
 Mailing Address: 3424 Paesanos Pkwy, Ste 100, Shavano Park, Texas 78231
 Telephone Number: (512) 852-7630
 Email Address: Monique.Trevino@fsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://hiddensprings.connectresident.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 - \$500.00.

Transfer Fee - \$350.00.

Resale Certificate - \$375.00.

Rush Fees: (3-5 days - \$75; 1-2 days - \$125).

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

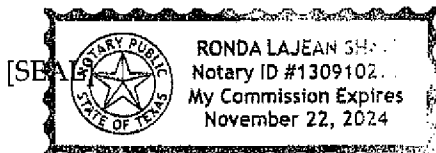
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**HIDDEN SPRINGS RESIDENTIAL
COMMUNITY, INC.,** a Texas non-profit
corporation

By: K. Rose Zapp
Name: Kriste Rose Zapp
Title: President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me this 11th day of January, 2024
by Kriste Rose Zapp, Managing Agent of Hidden Springs Residential Community, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.



Ronda Shaw
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldez@winstead.com

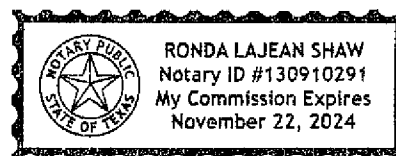


EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Hidden Springs - Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202199003932, Official Public Records of Guadalupe County, Texas.
2. Hidden Springs – Adoption of Working Capital Assessment, recorded as Document No. 202199004215, Official Public Records of Guadalupe County, Texas.
3. Hidden Springs – Community Manual, recorded as Document No. 202199004216, Official Public Records of Guadalupe County, Texas.
4. Hidden Springs – Supplement to Community Manual, recorded as Document No. 202199040029, Official Public Records of Guadalupe County, Texas.

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499001016
Recorded On: January 16, 2024 12:09 PM
Total Pages: 5
Total Fees: \$37.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20240116000081
User: Leah D
Station: Production 4

Return To:
Simplifile

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX