

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
HIDDEN OAKS TOWNHOMES OWNERS
ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent for Hidden Oaks Townhomes Owners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Hidden Oaks.
2. Name of Association: The name of the Association is Hidden Oaks Townhomes Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Plat of Hidden Oaks Townhomes
 (1) Volume 84239, Page 4355, Plat Records of Dallas County, Texas
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, Restrictions and Easements for Hidden Oaks Townhomes, filed of record on April 5, 2001, and recorded as Document No.200106711860 in Dallas County.
5. Name and Mailing Address of the Association:

Hidden Oaks Townhomes Owners Association, Inc.
c/o Blue Hawk Management, LLC
604 State Highway 78 N., Suite 103, #30
Farmersville, Texas 75442.

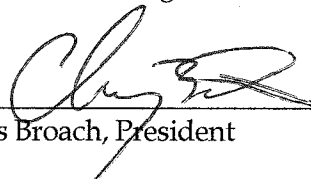
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.gotomyhoa.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 150.00
Transfer of Account Fee	\$ 75.00

Executed on this 9 day of August, 2023.

**HIDDEN OAKS
TOWNHOMES OWNERS
ASSOCIATION, INC.**

By: Blue Hawk Management, LLC, Managing Agent



Chris Broach, President

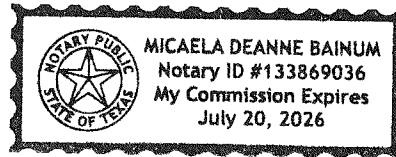
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a

title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 9th day of August, 2023 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Hidden Oaks Townhomes Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300159507

eRecording - Real Property

Recorded On: August 09, 2023 12:35 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202300159507
Receipt Number: 20230809000480
Recorded Date/Time: August 09, 2023 12:35 PM
User: Blanca M
Station: CC137.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.