

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by McKinney Hiddenforest Residential Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for Hidden Forest has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Hidden Forest filed of record on or about January 28, 1999 (the "Declaration") and recorded at Instrument #99-0011185 in the Real Property Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Hidden Forest.

WHEREAS, the Association was duly formed on May 11, 1999, as McKinney Hiddenforest Residential Homeowners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Hidden Forest.
2. Name of the Association. The name of the Association is the McKinney Hiddenforest Residential Homeowners' Association, Inc. and is located at Collin County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Collin County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about January 28, 1999 (the "Declaration") recorded at Instrument #99-0011185 in the Real Property Records of Collin County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about May 1, 2001 at Instrument #2001-0049388.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management  
4760 Preston Rd., Suite 244-PMB 238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is 469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

7. Website for the Association. The website for the Association is <https://hiddenforest.4sightpm.com/>

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

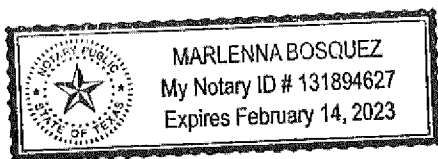
McKinney Hiddenforest Residential Homeowners' Association, Inc., a Texas non-profit corporation

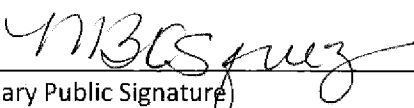
By:   
Authorized Representative for  
McKinney Hiddenforest Residential  
Homeowners' Association, Inc.

THE STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2022 by Todd Gischwend, Authorized Representative for McKinney Hiddenforest Residential Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000178853

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 20, 2022 01:30 PM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 2022000178853  
Receipt Number: 20221220000129  
Recorded Date/Time: December 20, 2022 01:30 PM  
User: Kristen M  
Station: Workstation cck028

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

