

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**for****HIDDEN SPRINGS HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Hidden Springs Homeowners' Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Kendall County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Hidden Springs are as follows:

Subdivision Name
Hidden Springs, Kendall County, Texas
Hidden Springs, Kerr County, Texas phase 1
Hidden Springs, Kerr County, Texas phase 2

2. Name of the association.

Hidden Springs Homeowners' Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Kendall County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Hidden Springs, Kendall County, Texas	05/29/2018	00321787

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Kendall County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditional and Restrictions	05/31/2018	00321865
Amendment of Declaration of Covenants, Conditional and Restrictions	06/13/2018	00322234
Supplemental Declaration of Covenants, Conditional and Restrictions Adding Real Property to the Declaration	03/01/2019	00328692

5. Name and mailing address for the association.

Hidden Springs Homeowners' Association, Inc.
 c/o C.I.A. Services, Inc.
 465 Bear Springs Road
 Pipe Creek, Texas 78063-3178

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
 465 Bear Springs Road
 Pipe Creek, Texas 78063-3178

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20th day of December, 2023.

Hidden Springs Homeowners' Association, Inc.

By: C.I.A. Services, Inc., Managing Agent



Brandi Brack, Community Manager

STATE OF TEXAS

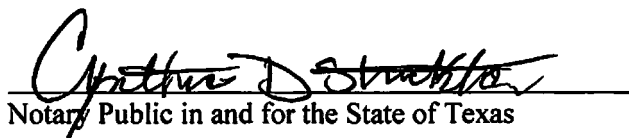
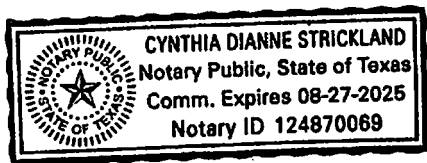
§

§

COUNTY OF BEXAR

§

BEFORE ME, the undersigned notary public, on this 20th day of December, 2023 personally appeared Brandi Brack, Community Manager for C.I.A. Services, Inc., Managing Agent for Hidden Springs Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 385691

eRecording - Real Property

MISCELLANEOUS

Recorded On: December 21, 2023 08:57 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

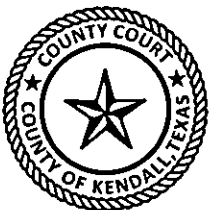
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 385691
Receipt Number: 20231221000008
Recorded Date/Time: December 21, 2023 08:57 AM
User: Paula P
Station: cclerk06

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF**

**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 Kendall County, Texas.**

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell