PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

HIDDEN SPRINGS HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF KERR §

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 Kerr 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 Kerr County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Hidden Springs, Kerr County, Texas phase 1	05/29/2018	18-03295
Hidden Springs, Kerr County, Texas phase 2	02/26/2019	19-01418
Revision of plat for lots 20 and 21 Hidden Springs, Kerr County, Texas Phase 1	03/30/2022	22-02816

4. **Recording data for the declaration and any amendments to the declaration.**
The recording data in the Real Property Records of Kerr County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditional and Restrictions	05/31/2018	18-03334
Amendment of Declaration of Covenants, Conditional and Restrictions	06/13/2018	18-03644
Second Amendment of Declaration of Covenants, Conditional and Restrictions	09/20/2023	23-05831
Transfer of Control and Assignment of Declarant's Rights in	05/13/2024	24-02683

Declaration of Covenants, Conditional and Restrictions		
Special Warranty Deed for Conveyance of Common Areas in Hidden Springs Subdivision	10/21/2024	24-05956

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	$325	Collected at closing if the property actually transfers
Transfer Fee - Refinance	$100	Collected at closing if the property loan is refinanced
Assessment Quote	$120	Verification of fees due to Association
Quote Update	$35	Optional: update to assessment quote within 30 days
Resale Certificate	$375	Required: package in compliance with Code
Resale Certificate Update	$75	Required: 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/re-inspections & lender questionnaires
Rush Request	$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

Expedited	$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & 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 22 day of September, 2026.

Hidden Springs Homeowners' Association, Inc.
By: C.I.A. Services, Inc., Managing Agent

Brandi Brack, Community Manager

STATE OF TEXAS §
§
COUNTY OF BANDERA §

BEFORE ME, the undersigned notary public, on this 22 day of September, 2026 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.

CYNTHIA D STRICKLAND
Notary Public, State of Texas
Comm. Expires 08-27-2029
Notary ID 124870069

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

FILED AND RECORDED

Instrument Number: *26-05842*

Recording Fee: 33.00

Number of Pages: 4

Filing and Recording Date: 9/28/2026 11:22:10 AM

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.

THE STATE OF TEXAS
KERR COUNTY

Nadene Alford

Nadene Alford, Clerk
Kerr County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

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