

**MANAGEMENT CERTIFICATE  
OF  
REFLECTION RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Reflection Ridge Estates Property Owners Association, Inc., a Texas nonprofit corporation (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: Reflection Ridge Estates.
2. The name of the Association: Reflection Ridge Estates Property Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Brown County, Texas, made subject to that certain Amended and Restated Declaration of Restrictive Covenants for Reflection Ridge Estates, recorded under Document No. 2021-2101683 in the Official Public Records of Brown County, Texas (the "**Declaration**"), and as more particularly described on Attachment 1 attached hereto.
4. The recording date for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Reflection Ridge Estates Property Owners Association, Inc., c/o 185 Hideout Lane, Brownwood, Texas 76801.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Reflection Ridge Estates Property Owners Association, Inc.

Mailing Address: 185 Hideout Ln, Brownwood, TX 76801.

Telephone Number: 325-784-8000

Email Address: info@thehideouttexas.com

7. Website to access the Association's dedicatory instruments:  
<https://www.hideouttxhoa.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Transfer Fee - \$340.00.

Resale Certificate Fee - \$375.00.

ATTACHMENT 1  
REFLECTION RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

ATTACHMENT 1

REFLECTION RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

This Certificate is effective as of the 22 day of April, 2025.

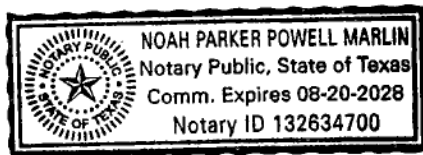
**REFLECTION RIDGE ESTATES PROPERTY OWNERS  
ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Matthew Weeks  
Title: President

STATE OF TEXAS §  
COUNTY OF Brown §

This instrument was acknowledged before me on the 2 day of May, 2025, by Matthew Weeks, the President of REFLECTION RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1  
REFLECTION RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

**ATTACHMENT 1**

**1. RECORDING INFORMATION FOR THE SUBDIVISION:**

- a) Lots 1 through 43, inclusive, of Reflection Ridge at Feather Bay, Brown County, Texas, as shown on the Plat recorded in Volume 5, Page 321, Plat Records, Brown County.

**2. RECORDING INFORMATION FOR THE GOVERNING DOCUMENTS:**

- a) Amended and Restated Declaration of Restrictive Covenants for Reflection Ridge Estates, recorded as Document No. 2021-2101683 in the Official Public Records of Brown County, Texas, as the same may be amended from time to time.
- b) Community Manual for Reflection Ridge Estates, recorded as Document No. 2402274 in the Official Public Records of Brown County, Texas, as the same may be amended and supplemented from time to time.

**ATTACHMENT 1**

REFLECTION RIDGE ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 2502519

FILED FOR REGISTRATION MAY 02, 2025 02:41PM 4PGS \$37.00

SUBMITTER: HIDEOUT TEXAS LAND LLC

RETURN TO:

WINSTEAD PC  
ROBERT D BURTON ESQ  
401 CONGRESS AVENUE SUITE 2100  
AUSTIN TX 78701

I hereby certify that this instrument was FILED in  
file number Sequence on the date and at the time  
stamped hereon by me, and was duly RECORDED in the  
Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW