

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 4898

ERecordings-RP

Recorded On: February 23, 2024 09:22 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$23.00

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

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File Information:

Document Number: 4898
Receipt Number: 20240223000021
Recorded Date/Time: February 23, 2024 09:22 AM
User: Kenady P
Station: CC007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
FOR
PROPERTY OWNERS ASSOCIATION OF HIDDEN LAKES RANCH**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRAYSON §

The undersigned, being the Managing Agent of Property Owners Association of Hidden Lakes Ranch, and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Hidden Lakes Ranch
2. The name of the Association: Property Owners Association of Hidden Lakes Ranch
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Property Owners Association of Hidden Lakes Ranch
c/o Neighborhood Management Inc
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen TX 75002
Phone: 972.359.1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**PROPERTY OWNERS ASSOCIATION OF HIDDEN
LAKES RANCH**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 22 day of February, 2024, by Beverly Coghlan, Agent for the Association of PROPERTY OWNERS ASSOCIATION OF HIDDEN LAKES RANCH, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

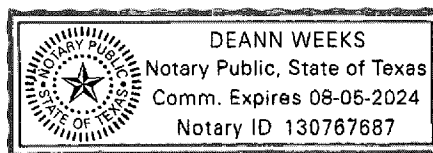


EXHIBIT A

Document	Recording Information
Hidden Lakes Ranch Off Preston -Plat	Document No. Sec 1: 11/13
Declaration of Covenants, Conditions and Restrictions for Hidden Lakes Ranch	DocumentNo.2571/416/1997-15917
Hidden Lakes Ranch Plat	DocumentNo. Sec 2: 11/31
First Amendment to Declaration of Covenants, Conditions and Restrictions for Hidden Lakes Ranch	DocumentNo. 2592/915/1997-20597
Hidden Lakes Ranch Plat	DocumentNo. Sec 3: 11/52
Hidden Lakes Ranch Plat	DocumentNo. Sec 4: 11/84
First Amendment to (Sec 4) Declaration of Covenants, Conditions and Restrictions for Hidden Lakes Ranch	DocumentNo. 2909/516/2000-88121