

HIDDEN FOREST ESTATES ASSOCIATION OF HOMEOWNERS INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Hidden Forest Estates Association of Homeowners Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Hidden Forest Estates

Name of the Association: Hidden Forest Estates Association of Homeowners Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Dallas County, Texas, as follows:

- (a) Plat recorded with Dallas County Clerk records filed under Document number 800335732.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

- (a) 2nd Amendment to the Bylaws filed for record as Document number 202300003641.
- (b) Certificate for Recordation (Fining Policy) filed for record as Document number 201800240516.
- (c) Certificate of Recordation filed for record as Document number 201600084061.
- (d) Dedicatory Instruments (Guidelines for Rainwater Systems, Display of Flags, Display of Certain Religious Items and Solar Energy Devices) filed for record as Document number 201300381392.
- (e) Dedicatory Instruments (Policy for Priority of Payments) filed for record as Document number 201100341142.
- (f) Dedicatory Instruments (Policy for Records Production and Copying) filed for record as Document number 201100341143.
- (g) Dedicatory Instruments (Collection Policy) filed for record as Document number 201100341144.
- (h) Dedicatory Instruments (Alternative Payment Schedule Guidelines for Certain Assessments) filed for record as Document number 201100341145.
- (i) Certificate for Recordation of Dedicatory Instrument filed for record as Document number 201000067199.
- (j) Certificate for Recordation of Dedicatory Instrument filed for record as Document number 201000065973.
- (k) Certificate for Recordation of Dedicatory Instrument (Amendment to Bylaws) filed for record as Document number 20100041565.

Name and Mailing Address of the Association

Hidden Forest Estates Association of Homeowners Inc.
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 27 day of November 2023

Hidden Forest Estates Association of Homeowners Inc, acting by
and through its managing agent, Principal Management Group
of North Texas



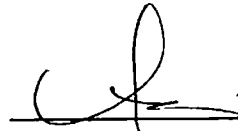
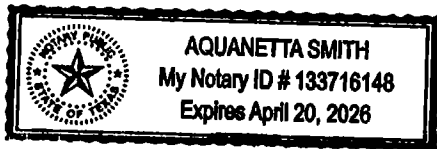
Mark Southall, Branch President

STATE OF TEXAS §

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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 27 day of November 2023 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Hidden Forest Association of Homeowners Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300254511

eRecording - Real Property

Recorded On: December 20, 2023 09:19 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202300254511
Receipt Number: 20231219000957
Recorded Date/Time: December 20, 2023 09:19 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX