

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
HIDDEN LAKES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Manager of **Hidden Lakes Community Association, Inc.**, (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision(s) are **Hidden Lakes, Section One (1); Hidden Lakes, Section Two (2); Hidden Lakes, Section Three (3); Hidden Lakes, Section Four (4); Hidden Lakes, Section Five (5).**

2. Name of Association:

The name of the Association is **Hidden Lakes Community Association, Inc.**

3. Recording Data for the Subdivision(s):

The recording data for the subdivisions are as follows:

Section One (1): Galveston County Clerk's File No. **2008035059**

Section Two (2): Galveston County Clerk's File No. **2008035060**

Section Three (3), Phase 1: Galveston County Clerk's File No. **2013044406**

Section Three (3), Phase 2: Galveston County Clerk's File No. **2015023562**

Section Four (4), Phase 1A: Galveston County Clerk's File No. **2013057761**

Section Four (4), Phase 1B: Galveston County Clerk's File No. **2013077471**

Section Four (4), Phase 2: Galveston County Clerk's File No. **2016052217**

Section Five (5), Phase 1A: Galveston County Clerk's File No. **2013057763**

Section Five (5), Phase 1B: Galveston County Clerk's File No. **2014011724**

Section Five (5), Phase 2: Galveston County Clerk's File No. **2016052219**

Section Six (6): Galveston County Clerk's File No. **2014053002**

Section Seven (7), Phase 1: Galveston County Clerk's File No. **2014052999**

Section Seven (7), Phase 2: Galveston County Clerk's File No. **2017013230**

Section Eight (8), Phase 1: Galveston County Clerk's File No. **2015020134**

Section Eight (8), Phase 2: Galveston County Clerk's File No. **2017043006**

Section Nine (9): Galveston County Clerk's File No. **2017028744**

Section Ten (10): Galveston County Clerk's File No. **2017048875**

4. Recording Data for the Declaration(s):

The Declaration of Covenants and Restrictions, Hidden Lakes, Sections One and Two, is recorded under Galveston County Clerk's File No. **2012030756** of the real property records of Galveston County, Texas.

First Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Hidden Lakes Applicable to Sections 3, 4, 5, 6, 7, and 8 Only is recorded under Galveston County Clerk's File No. **2013049413** of the real property records of Galveston County, Texas, annexing Sections 3 - 8 into Hidden Lakes Community Association, Inc.

5. Association Information:

The contact information and website for the association is as follows:

Hidden Lakes Community Association, Inc.
c/o FirstService Residential
2925 Briar Park, Suite 700, Houston, Texas 77042
Toll Free Number: (877) 253-9689
Email Address: houston@fsresidential.com

6. Designated Representative Information:

The contact information for the person or entity managing the association is as follows:

Tiffany Garcia
c/o FirstService Residential
2925 Briar Park, Suite 700, Houston, Texas 77042
Toll Free Number: (877) 253-9689
Email Address: houston@fsresidential.com

7. Fees Related to Property Transfer:

Acquisition Assessment: \$275.00
Resale Certificate Fee: \$375.00
Resale Certificate Update Fee: \$75.00
Refinance Fee: \$100.00
Transfer Fee: \$340.00
Welcome Packet Fee: \$26.50

8. Association Website:

<https://hiddenlakesca.connectresident.com/>

9. Optional Information:

Management Company's website:
<https://hiddenlakesca.connectresident.com/>

Executed this the 13th day of November, 2024.

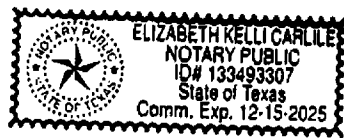
**HIDDEN LAKES COMMUNITY
ASSOCIATION, INC.**

By 
Association Manager

Ashleigh Kern
Print Name

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned notary public, on this the 13 day of November, 2024, personally appeared Ashleigh Kern, Manager of **Hidden Lakes Community 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 RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas , TX 75254

FILED AND RECORDED

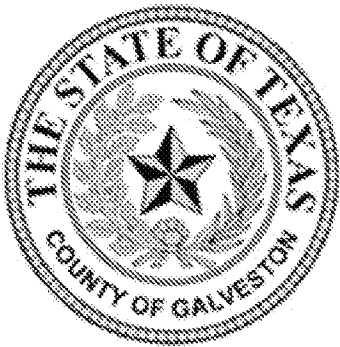
Instrument Number: 2024051834

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 11/15/2024 10:04AM

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



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk
Galveston 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.*