

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR

SALADO HIDDEN SPRINGS PROPERTY OWNERS' ASSOCIATION

Compliance with Section 209.004 of Title 11 of the Texas Property Code)

STATE OF TEXAS

COUNTY OF BELL

SALADO HIDDEN SPRINGS PROPERTY OWNERS' ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association information required by Section 209.004 of Title 11 of the Texas Property code , and certain other information the association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this Management Certificate on behalf of the associations. This instrument supersedes any prior Management Certificates filed by the association. The Association certifies as to the following:

1. **The name of the Subdivision** is/are Hidden Springs, Sections One(1) and Two (2).
2. **The name of the Association** is Salado Hidden Springs Property Owners' Association .
3. **The recording date** (i.e. Map or Plat reference) for each Section of the Subdivision is as follows:
 - a. Maps(s) or Plat(s) Records of Bell County, Texas
 - i. Plat of HIDDEN SPRINGS SECTION ONE is recorded in Cabinet C, Slides 255-B, C, D and 256-A
 - ii. Plat of HIDDEN SPRINGS SECTION TWO is recorded in Cabinet C, Slide 308-D, 308-A-B-C-D.
4. The recording data for the Declaration (sometimes referred to as the Restrictions or the Deed Restrictions) for each Section of the Subdivision is as follows:

Declarations (Deed Records of Bell County, Texas):

- | | |
|-------|--|
| (i) | Declaration of Covenants, Conditions and Restrictions, Hidden Springs Section one (1) and Section Two (2) recorded at Volume 4464 pages 128-152 and at Volume 4811, pages 252-268 |
| (ii) | Declaration of Covenants, Conditions and Restrictions, William B. Pipes 520.59 acres recorded at Volume 4811, pages 249,250,251 |
| (iii) | First Amendment to Declaration of Covenants, Conditions and Restrictions, Hidden Springs, Section One (1) and Section (2), recorded at Volume 4584, pages 4,5,6, and at County Clerk's File No. 2009-00009558 |
| (iv) | Second Amendment to Declaration of Covenants, Conditions and Restrictions, Hidden Springs Section (1) and Section (2) recorded at Volume 4665, pages 771 and 772 and County Clerk's File No. 2010-00000595 |
| (v) | Third Amendment to Declaration of Covenants, Conditions and Restrictions, Hidden Springs Section One (1) and Section Two (2), recorded at County Clerk's File No. 2009-000009557 |
| (vi) | Fourth Amendment to Declaration of Covenants, Conditions and Restrictions Hidden Springs, Section One (1) and Section Two (2) recorded at County Clerk's File No. 2011-00000595 |
| (vii) | Hidden Springs Property Owners' Association Rules and Regulations Section (1) and Section (2) recorded at County Clerk's File No. 2008-00033850, County Clerk's File No. 2010-00000594 and County Clerk's File No. 2015-00041515 |

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR

SALADO HIDDEN SPRINGS PROPERTY OWNERS' ASSOCIATION (cont'd)

(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

- (viii) Hidden Springs Property Owners' Association Covenant Enforcement and Fines Assessment, Section One (1) and Section Two (2) filed County Clerks File No. 2015-00006200 and subsequently updated at County Clerk's File No. 2024-XXXXXXX
- (ix) Hidden Springs Property Owners' Association Clarification and Rule Regarding Combination of Lots and Reduced Maintenance Charges, filed at County Clerk's File No. 2017-00004694

5. The name and mailing address of the Association is: **SALADO HIDDEN SPRINGS PROPERTY OWNERS' ASSOCIATION, 1319 HIDDEN PARK COURT, SALADO, TEXAS 76571**

6. The name and mailing address of the person managing the Association or the Association's designated representative is **Gary Cantrell, President, 1319 Hidden Park Court, Salado, TX 76571**, and email address is: HiddenSpringsPOA@gmail.com

7. Hidden Springs Property Owners Association charges a \$300 fee for a Resale Certificates Amendment to the By-Laws are posted on the Association's website

9. Any questions regarding the Association may be directed to the email address HiddenSpringsPOA@gmail.com or the "Contact Us" tab on the website, www.HiddenSpringsSalado.com

Signed on this 03 day of April, 2024

Salado Hidden Springs Property Owners' Association

BY: 
(a Texas non-profit corporation)

Gary L. Cantrell, President HSPOA

BEFORE ME, the undersigned notary public, on this 23rd day of April, 2024, personally appeared Gary L. Cantrell, President of Salado Hidden Springs Property Owners' Association ("the Association"), a person 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, on behalf of said Association.

After recording, please return to:

Hidden Springs Property Owners' Association

1319 Hidden Park Court

Salado, Texas 76571



Felicia M. Quesenberry



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2024016974
As
CERTIFICATE

Recorded On: April 23, 2024
Parties: SALADO HIDDEN SPRINGS PROPERTY OWNERS ASSOCIATION
To: HIDDEN SPRINGS
Comment:
Number of Pages: 2
Billable Pages: 3

(Parties listed above are for Clerks' reference only)

** Examined and Charged as Follows **

CLERKS RMF: \$5.00
RECORDING: \$9.00

Total Fees: \$14.00

***** DO NOT REMOVE. 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

Instrument Number: 2024016974
Receipt Number: 399693
Recorded Date/Time: 04/23/2024 10:08:28 AM
User / Station: fosterk - BCCCD0735
Record and Return To:
HIDDEN SPRINGS PROPERTY OWNERS ASSOCIATION
1319 HIDDEN PARK COURT
SALADO, TX 76571



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk