

HIDDEN ARBOR COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Hidden Arbor Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Hidden Arbor.
2. Name of Property Owners' Association: The name of the Association is Hidden Arbor Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Hidden Arbor, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 674915 of the Map Records of Harris County, Texas and all amendments to or replats of said maps and plats, if any.
 - b. Hidden Arbor, Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 677064 of the Map Records of Harris County, Texas and all amendments to or replats of said maps and plats, if any.
 - c. Hidden Arbor Expansion, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690728 of the Map Records of Harris County, Texas and all amendments to or replats of said maps and plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions and Restrictions for Hidden Arbor, Harris County Clerk's File Nos. RP-2016-31771 and RP-2016-89948.
 - b. First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Hidden Arbor, Harris County Clerk's File No. RP-2016-373693.
 - c. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Hidden Arbor Annexing Hidden Arbor Expansion, Harris County Clerk's File No. RP-2020-208157.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hidden Arbor Community Association, Inc. c/o Goodwin & Company, PO Box 203310, Austin, Texas 78720.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Goodwin & Company. Address: PO Box 203310, Austin, Texas 78720. Phone No.: 855.289.6007. Email Address: info@goodwintx.com.
7. Association Website: The Association's Dedicatory Instruments are Available to Members Online at www.goodwintx.com.
8. Fees: The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee (Managing Agent)	\$ 340.00
Rush Fee	1 business day \$290.00; 3 business days \$190.00; 5 business days \$90.00
Capitalization Fee [Declaration Article XIV, Section E]	Each purchaser of a Lot, other than Declarant or any Builder purchasing a Lot from Declarant, agrees to pay to the Association a Capitalization Fee in an amount no greater than 100% of the Annual Assessment. The Capitalization Fee for 2025 is \$890.00. Such Capitalization Fee is payable to the Association at the closing of the transfer of title to a Lot. For future years, the Capitalization Fee must be verified with the Association.

[SIGNATURE PAGE FOLLOWS]

Executed on this 4th day of November, 2025.

**HIDDEN ARBOR COMMUNITY
ASSOCIATION, INC.,** a Texas nonprofit
corporation

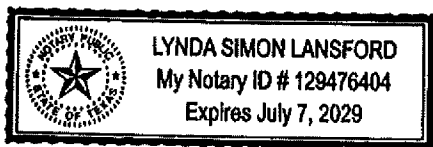
By: Goodwin & Company, Managing Agent

By: Karina Camarena
Printed: Karina Camarena
Its: Community Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 4th day of November, 2025, personally appeared Karina Camarena, as an authorized representative of Goodwin & Company, Managing Agent of Hidden Arbor Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

RP-2025-439280
Pages 4
11/05/2025 11:58 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

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 Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-439280