

Eastland County  
Cathy Jentho  
County Clerk  
Eastland, TX 76448

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Instrument Number: 2021-004264

As

Recorded On: 12/15/2021 01:09 PM      Recordings

Document Type: AFFIDAVIT

Number of Pages: 5 Pages

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 38.00

**File Information:**

Document Number: 2021-004264

Receipt Number: 122586

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Registered \_\_\_\_\_

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Indexed \_\_\_\_\_

Recorded By: Tiffany Dove

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\*\*\*\*\*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.



I hereby certify that this instrument was filed on the date and time stamped herein and  
was duly recorded in the Official Public Records of Eastland County, Texas

A handwritten signature in cursive script, reading "Cathy Jentho", is written over a horizontal line.

Cathy Jentho  
Eastland County Clerk

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**Record and Return To:**

CAGLE PUGH  
4301 WESTBANK DR A-150  
AUSTIN, TX 78746-4478



**MANAGEMENT CERTIFICATE****HIDDEN SHORES ON LAKE CISCO PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, being an Officer of Hidden Shores on Lake Cisco Property Owners' Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Hidden Shores on Lake Cisco (the "Subdivision Development").
2. The name of the Association is Hidden Shores on Lake Cisco Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
  
Hidden Shores on Lake Cisco, a subdivision in Eastland County, Texas, according to the Map or Plat thereof, recorded at Document No. 2018-003223 in the Official Public Records of Eastland County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions, and Restrictions for Hidden Shores on Lake Cisco Subdivision, recorded at Document No. 2018-003224 in the Official Public Records of Eastland County, Texas.

Resolution of the Board of Directors of Hidden Shores on Lake Cisco Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 2019-000844 in the Official Public Records of Eastland County, Texas.

Resolution of the Board of Directors of Hidden Shores on Lake Cisco Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 2019-000845 in the Official Public Records of Eastland County, Texas.

Resolution of the Board of Directors of Hidden Shores on Lake Cisco Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 2019-000846 in the Official Public Records of Eastland County, Texas.

Affidavit Authenticating Document, recorded at Document No. 2019-000847 in the Official Public Records of Eastland County, Texas.

Affidavit to the Public, recorded at Document No. 2019-001750 in the Official Public Records of Eastland County, Texas.

Drainage Easement Agreement, recorded at Document No. 2020-000324 in the Official Public Records of Eastland County, Texas.

Hidden Shores on Lake Cisco Boat Dock, Launch, Beach, and Park Area Rules (Recreational Area), recorded at Document No. 2020-002611 in the Official Public Records of Eastland County, Texas.

Hidden Shores on Lake Cisco, Cisco, Texas Collection Policy and Payment Plan Policy, recorded at Document No. 2020-002612 in the Official Public Records of Eastland County, Texas.

MANAGEMENT CERTIFICATE

HIDDEN SHORES ON LAKE CISCO PROPERTY OWNERS' ASSOCIATION, INC.

Deed without Warranty, recorded at Document No. 2020-002662 in the Official Public Records of Eastland County, Texas.

5. The name and mailing address of the Association is:  
  
Hidden Shores on Lake Cisco Property Owners' Association, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:  
  
Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00

MANAGEMENT CERTIFICATE

HIDDEN SHORES ON LAKE CISCO PROPERTY OWNERS' ASSOCIATION, INC.

Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 2 day of December, 2021.

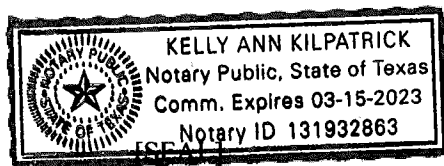
HIDDEN SHORES ON LAKE CISCO PROPERTY OWNERS'  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Don Plas  
Title: Donor

THE STATE OF TEXAS §

COUNTY OF EASTLAND §

This instrument was acknowledged, before me on 2 day of December, 2021, by Don Plas, Registered Agent Hidden Shores on Lake Cisco Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746