

**MANAGEMENT CERTIFICATE
OF
HIDDEN COVES PROPERTY OWNERS ASSOCIATION**

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is: HIDDEN COVES SUBDIVISION.
2. The name of the association is: HIDDEN COVES PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation.
3. The recording data for the subdivision is as follows:
 Section One: Vol. 130, page 624, Plat Records, San Jacinto County, Texas; and
 Section Two: Vol. 130, page 624, Plat Records, San Jacinto County, Texas.
4. The recording data for the declaration and all amendments are as follows:

| Date | Restrictions |
|-------------|--|
| 10/09/1972 | Deed Restrictions for Hidden Coves Subdivision, Section One, recorded at Volume 131, Page 1, et seq, Deed Records of San Jacinto County, Texas; |
| 10/09/1972 | Deed Restrictions for Hidden Coves Subdivision, Section Two, recorded at Volume 131, Page 7, et seq, Deed Records of San Jacinto County, Texas; |
| 03/19/1973 | Amendment to Deed Restrictions for Hidden Coves Subdivision, Section One, recorded at Volume 133, Page 752, et seq, Deed Records of San Jacinto County, Texas; |
| 03/19/1973 | Amendment to Deed Restrictions for Hidden Coves Subdivision, Section Two, recorded at Volume 133, Page 755, et seq, Deed Records of San Jacinto County, Texas; |
| 01/28/1974 | Amendment to Deed Restrictions for Hidden Coves Subdivision, Section Two, recorded at Volume 139, Page 647, et seq, Deed Records of San Jacinto County, Texas; |
| 01/28/1974 | Amendment to Deed Restrictions for Hidden Coves Subdivision, Section One, recorded at Volume 139, Page 650, et seq, Deed Records of San Jacinto County, Texas; |
| 12/28/1976 | Release recorded at Volume 161, Page 843, et seq, Deed Records of San Jacinto County, Texas; |

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- 12/28/1976 Warranty Deed recorded at Volume 161, Page 846, et seq, Deed Records of San Jacinto County, Texas;
- 12/28/1976 Warranty Deed recorded at Volume 161, Page 848, et seq, Deed Records of San Jacinto County, Texas;
- 02/10/1989 Release and Termination of Reservations for Hidden Coves Subdivision, recorded at Volume 84, Page 54, et seq, Deed Records of San Jacinto County, Texas;
- 02/10/1989 Amended Deed Restrictions for Hidden Coves Subdivision, Section One, recorded at Volume 84, Page 57, et seq; Deed Records of San Jacinto County, Texas;
- 02/10/1989 Amended Deed Restrictions for Hidden Coves Subdivision, Section Two, recorded at Volume 84, Page 63, et seq, Deed Records of San Jacinto County, Texas;
- 03/26/1990 Withdrawal and Revocation of Release and Termination of Reservations for Hidden Coves Subdivision, recorded at Volume 105, Page 919, et seq, Deed Records of San Jacinto County, Texas;
- 07/24/1990 Corrected Withdrawal and Revocation of Release and Termination of Reservations and Acknowledgment of Approval of Amendment to Deed Restrictions for Hidden Coves Subdivision, recorded at Volume 112, Page 374, et seq, Deed Records of San Jacinto County, Texas.

5. The name and mailing address of the Association is as follows:

HIDDEN COVES PROPERTY OWNERS ASSOCIATION
c/o Mark Conner
261 Hidden Coves Drive
Pointblank, Texas 77364

6. The name, mailing address, telephone number and e-mail address of the person managing the Association or the Association's designated representative is as follows:

HIDDEN COVES PROPERTY OWNERS ASSOCIATION
c/o Mark Conner
261 Hidden Coves Drive
Pointblank, Texas 77364
661-310-5699
hiddencovespoa@gmail.com

7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:

www.hidden-coves.com

8. The amount and description of any fees charged by the Association relating to a property transfer in the subdivision is as follows:

Transfer fee - \$50.00

9. Other information the association considers appropriate is as follows:

(1) Articles of Incorporation: copy attached filed with 2015 Management Certificate at Vol. 2015-1335, pages 6604, et seq., Official Public Records of Polk County, Texas.

(2) 2016 Amended Bylaws: filed at Vol. 2016-0357, pages 1409, et seq., Official Public Records of Polk County, Texas.

(3) Resolution Adopting Alternative Payment Schedule Guidelines for Hidden Coves Property Owners Association, recorded at File No. 20150770, Page 3793, et seq., Official Public Records of San Jacinto County, Texas;

(4) Resolution of the Board of Directors of Hidden Coves Property Owners Association Concerning Books and Records, recorded at File No. 2015 0771, Page 3802, et seq., Official Public Records of San Jacinto County, Texas; and

(5) Certification of Chapter 211 Election Results for the Hidden Coves Property Owners Association, Section Two, recorded at File No. 20170922, Page 4584, et seq.

EXECUTED this 5th day of DECEMBER, 2024.

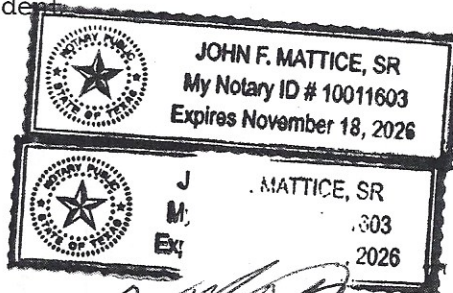
HIDDEN COVES PROPERTY OWNERS
ASSOCIATION

By:

Don Faldyn

Don Faldyn

President



John F. Mattice, SR

20246647

73565

Filed for Record in:
San Jacinto County

On: Dec 06, 2024 at 01:26P

As a
Recording

Document Number: 20246647

Amount 28.00

Receipt Number - 69950

By:
Dawn Wright

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Dec 06, 2024

Dawn Wright, County Clerk
San Jacinto County, Texas